Housing Monitor 83

HOUSING DEVELOPMENT, PRICES AND RENTS IN THE CITY OF TORONTO - 1982

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MAY 1983

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CITY MONITOR REPORT SERIES

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- City Monitor 1 - Office and Residential Development in Specific Areas of the City of Toronto 1976
- City Monitor 2 - Housing Development in the Central Area of the City of Toronto (1976)
- City Monitor 1: Background Report - Detailed Information on Office Development in the Central Core

1977 Data

- City Monitor 78 - Office and Residential Development in Specified Areas of the City of Toronto 1977
- Family Housing 78 - The Production of Family Housing in the City of Toronto and the Central Area, 1976 and 1977

1978 Data

- City Monitor 79: Volume 1 - Office Development and Rents in the Central Core, 1978
- City Monitor 79: Volume 2 - New Housing Production, Prices and Rents in the City of Toronto and the Central Area, 1978

1979 Data

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1982 Data

- Office Monitor 83 - An Annual Report on Office Development and Rents in the City of Toronto, 1982
- Housing Monitor 83 - Housing Development, Prices and Rents in the City of Toronto, 1982

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Summary

Annual Targets Adopted By Council

- 3,063 private market units were approved in 1982, compared to a target of 2,000.
- 920 assisted units were approved toward a target of 1,501 units.

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Ten Year Official Plan Targets to 1986

- Overall, there was a significant increase in approvals putting total achievements, at 31,867 units, well ahead of the implied average pace required to meet the 1986 target of 40,000 units (Figure 2).
- Approvals in the Central Area increased significantly (Figure 3).
- The 1986 target of 20,000 private market units approved has been surpassed (21,971 market units have been approved since the policy was adopted) (Figure 4).
- The assisted sector, while still behind in approvals toward the 1986 target, has made significant inroads in the Core Area for the first time since the present housing policy was adopted. 82 units were completed in 1982 in the Core while 630 units are still under construction.
- 62% of the approvals granted to private developers since 1976 have been completed.
- 74% of the approvals granted since 1976 to non-profit agencies have been completed.

Although some 1986 targets have already been met, others have not. I am therefore proposing that the Official Plan targets remain unchanged for the time being; I will recommend new targets in the context of my Housing Monitor 86 report.

Prices, Rents and Vacancy Rates

- The number of new freehold homes sold dropped from 625 in 1981 to 126 in 1982; their median price only rose by $3,000.

- The median price of new condominiums dropped by $58,000 (apartments) and $64,000 (rowhousing) while the volume of sales dropped slightly.

- Demand for resale housing dropped significantly; much of the decline was in the upper end of the market; the number of homes selling for more than $200,000 declined by more than one-half; the median price for resale homes was fairly stable ($85,000 in 1982 compared with $84,000 in 1981) while the median price of condominium apartments dropped by over $11,000.

- There is still very little private rental construction in the City; only 183 private rental apartments were made available in 1982, accounting for only 15% of new rental units (of these 183 units, 126 are in registered condominium projects).

- 710 new rental units were made available by Cityhome, in addition to 347 co-operative units and 200 seniors units (230 rooms).

- The vacancy rate remains extremely low, but has been creeping upwards, from 0.4% in October 1981 to 0.5% in April 1982 and 0.6% in October 1982.

- Rent increases across the region continue to outpace increases in the Consumer Price Index. From October 1981 to October 1982 the Toronto CPI rose 10.2% while City-wide rent increases ranged from 10.3% for one-bedroom rent-controlled units to 29.9% for three-bedroom rent-controlled units; rent increases in exempted buildings ranged from 9.4% for bachelors to 55.8% for three-bedroom apartments.

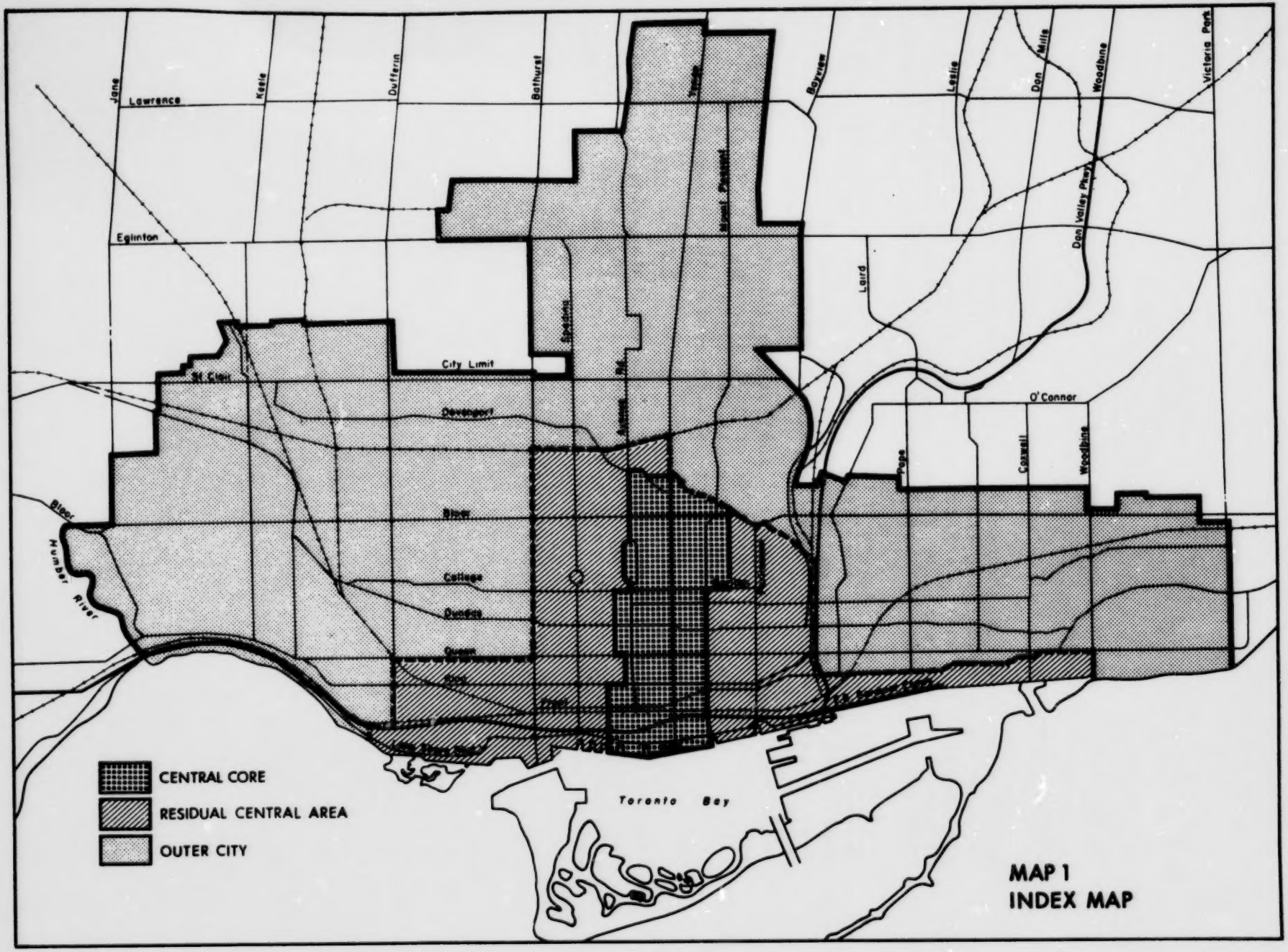
Introduction

The Central Area Plan, adopted in 1976, included a Part I Official Plan Amendment concerning housing policy. This new housing policy set forth 10 year targets for the production of housing by district, by unit size, by financing sector and by suitability for children. Data for 1982 are presented in this report.

City Monitor 83: Volume 2 is organized in three sections. The progress made toward the 1986 targets of the Official Plan Amendments is evaluated in Section 1. Annual achievements are also compared with the annual targets adopted by City Council.

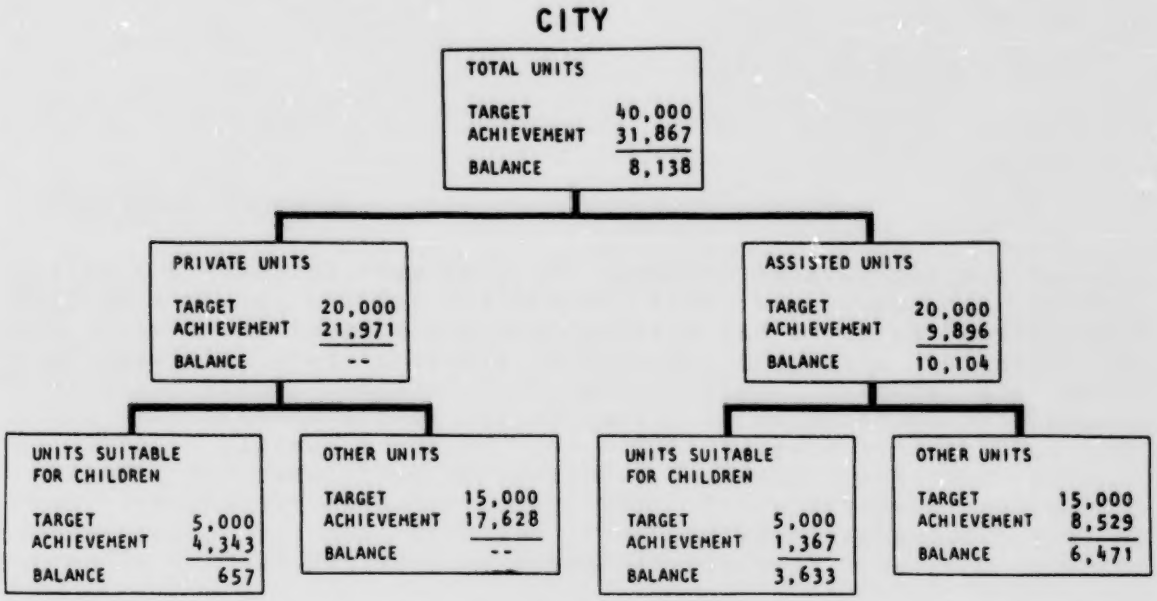
Section 2 is a more detailed analysis of trends in City housing production. Data are presented for each stage of the development control process, and progress is evaluated on both a gross (construction approvals) and net (achievements less demolitions) basis.

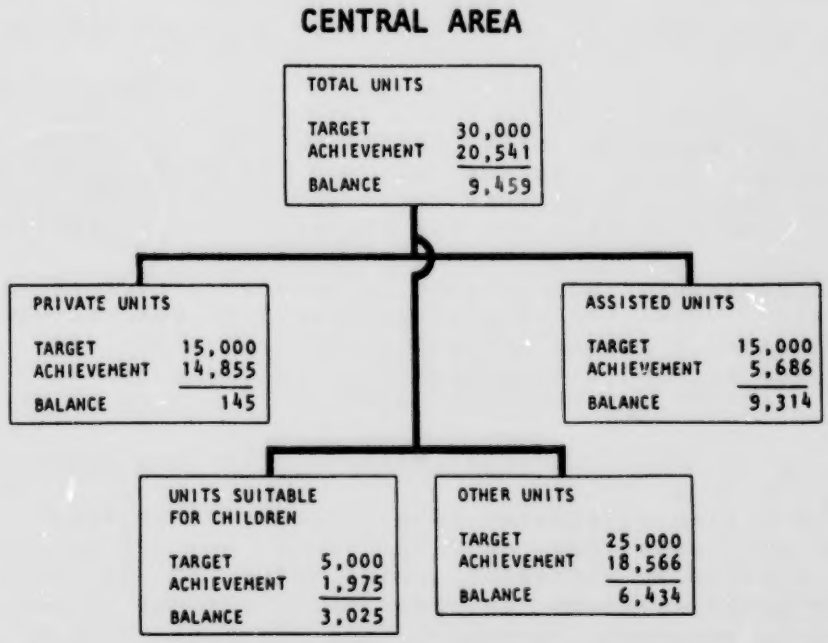
Section 3 is a presentation of data on rents being asked for apartment units which came on to the market during 1982, as well as housing price trends, and rents and vacancy rates in the older rental stock.



MAP 1
INDEX MAP

FIGURE 1: 1986 HOUSING TARGETS AND ACHIEVEMENTS AS OF JAN. 1/83





NOTE: 'TARGETS' AND 'ACHIEVEMENTS' BOTH DEAL WITH APPROVALS, NOT ACTUAL CONSTRUCTION

TOTAL ACHIEVEMENT TO DATE EXCEEDS THE TOTAL OF ANNUAL ACHIEVEMENTS SHOWN IN TABLE 1.1 DUE TO THE "HEAD START" OF 4,760 UNITS THAT WERE ALREADY APPROVED UPON ADOPTION OF THE POLICY IN 1976, BUT WHICH HAD NOT COMPLETED WORK.

1 Housing Targets

The Part I Official Plan sets out specific housing targets for the City as a whole, and for the Central Area, by production sector. The City-wide targets for both private and assisted housing have also been allocated according to whether they are suitable for families with children or not. These targets are gross achievements (demolitions are excluded) to be attained by January 1, 1986. Figure 1 shows the 1986 targets by specified sub-category, the cumulative achievements to date, and the balance that remains to be achieved by 1986. The relevant districts are shown in Map 1; the Official Plan policy statements are in Appendix 1.1 and Definitions appear in Appendix 1.2.

The housing policy specifies that Council will "... provide for the construction ..." of new dwelling units. This means that achievements are not measured by the actual construction of housing but rather by City approval for construction which in most cases is the final step within the City's control. 'Achievement', then, is only an indicator of new construction expectations, since not all approved projects will eventually be constructed.

1.1 Annual Targets

Section 2A.3(a) of the Official Plan provides Council with a mandate to adopt housing targets on an annual basis. These targets are recommended by the Housing Department in light of market analysis and expectations for the current year.

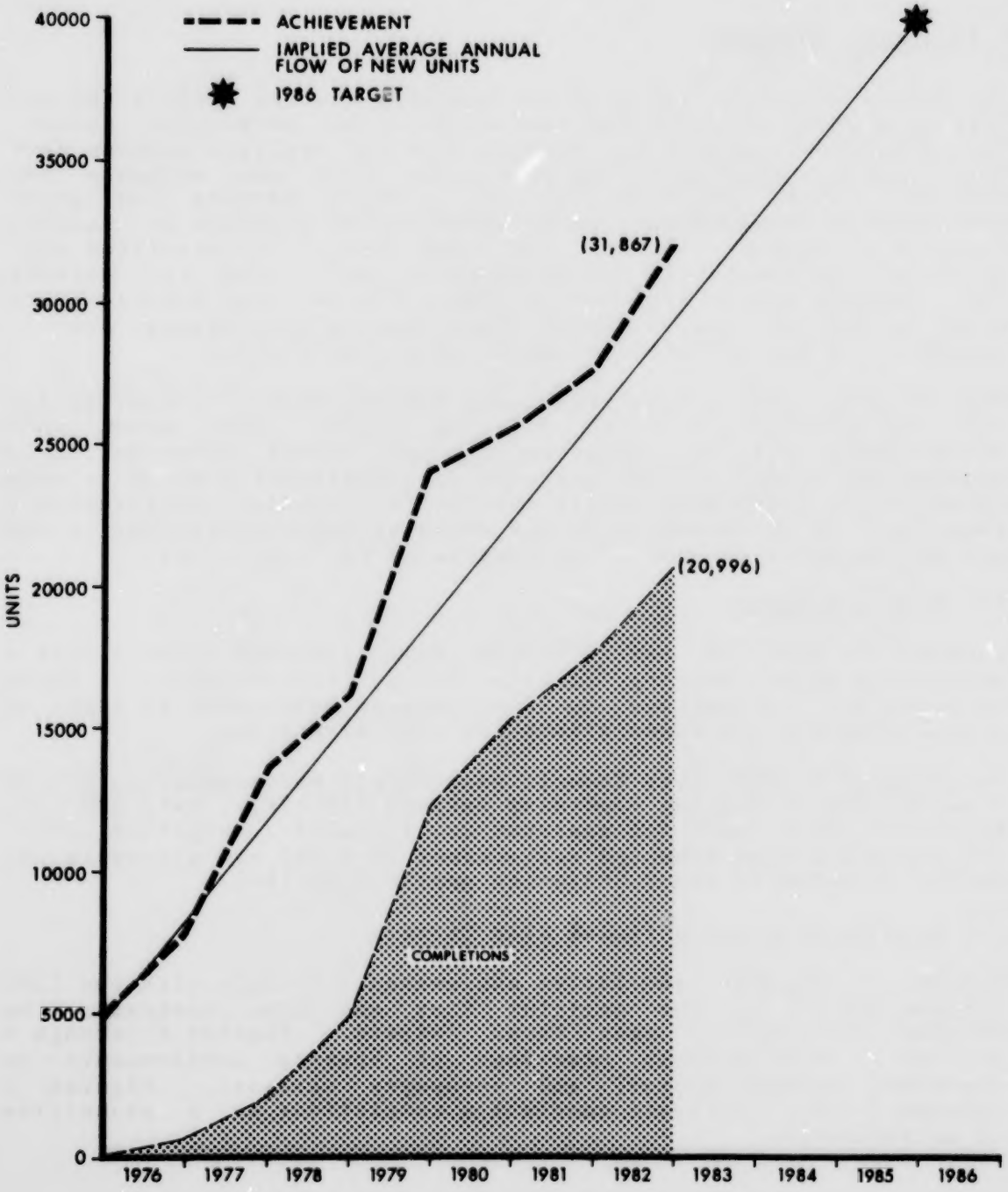
On November 5, 1981 City Council adopted the recommendation of the Commissioner of Housing regarding targets for 1982. Only 920 new approvals were made for assisted units toward a target of 1,501. The private sector expected performance of 2,000 new approvals was easily exceeded by the 3,063 units approved in 1982.

1.2 Achievements and Official Plan Targets

Figure 1 compares cumulative achievements to date with the 1986 targets set out in the Official Plan and also indicates the balance required to meet these targets. Figures 2 through 6 provide a more graphic breakdown of housing achievements by district, market sector, and occupancy category. Figures 2 through 5 also illustrate cumulative completions as a proportion of achievements.

FIGURE 2

JAN. 1983 CUMULATIVE ACHIEVEMENTS FOR THE CITY



The "implied average annual flow of new units" is a guideline for monitoring purposes illustrating the average rate at which Council needs to approve housing projects in order to meet the 1986 goal. These average annual requirements, shown by a solid line in Figures 2 through 6, take account of a "head start" of 4,760 units that were approved but not constructed at the time the policy was adopted.

Figure 2 shows the progress made toward the 1986 target of 40,000 units City-wide for both sectors. Approvals improved significantly in 1982 over the previous two years; there were 3,983 new approvals (compared with 2,272 new approvals in 1981). This has been the best year for approvals since 1979, and the continued above-average performance means that the 1986 target is well within reach.

Figure 3 illustrates that achievements in the Central Area increased significantly during 1982. An 18% rise in total achievements was a promising recovery over 1980 and 1981. The impetus for this increase was the approval of 1,342 units in the Central Area. This was a 71% increase over the number of new approvals processed during 1981. Just over 66% of the Central Area growth in achievements was located in the Core area; 54% of the Central Area's total achievement is located in the Core.

Figure 4 shows that the substantial progress toward the overall goal of 40,000 units has been made possible by more rapid growth of private market housing than was originally anticipated. Although the private sector has met the 20,000 unit approval target after only seven years, only 13,670 units have been completed. It is possible that some private sector proposals may be of a speculative nature, and not result in completions for some time, if at all. Even where there is a firm interest in site development, market conditions often lead to project redesign or construction delay.

As Figure 4 illustrates, this is not the case with the assisted sector. While achievements have been slipping over the past few years, this has been a function of the diminished funding for social housing programs. The significant demand for assisted housing and the fact that often government funding will have been approved before Council will approve a proposal means that these projects proceed much more quickly to the construction stage. As a result, we see that completed units form a greater proportion of overall achievement in the assisted sector than they do in the private sector.

The same general observations of market share can be made for the Central Area, where the private sector has almost reached the 1986 target of 15,000 units (achievement) (Figure 5). Again, completions represent a greater proportion of the total achievement in the assisted sector (74%) than in the private

sector (56%). While assisted units only account for 28% of the total Central Area achievement, completed social housing projects represent 35% of total completions in this area.

When the present housing policy was developed a major concern was the increasing tendency of landlords in the City to exclude families with children from rental buildings. This phenomenon of adult-only apartment buildings made it increasingly difficult for families to find housing in the City, especially those on low incomes. This situation was addressed by the inclusion of targets, for 1986, for the approval and construction of housing "suitable for families with children" (SFC in the tables). Figure 6 shows achievements to date toward these targets City-wide for both the private and assisted sector, and in the Central Area; there has not been much improvement in approvals for this type of housing for a few years, either in the Central Area or in the Outer City. Grade-related units have been difficult to achieve because:

(a) private sector developers have been concentrating on the downtown market for the last few years, where grade-related units would be a very expensive use of land; and

(b) the social housing agencies face funding constraints on projects that set fairly low "maximum unit prices" which limit the number of grade-related units that can be included in projects.

The average annual rates of approvals required to meet the policy goals in the various categories are shown in Table 1.1. As mentioned above, the City-wide target of 20,000 market units has been met three years early, reducing the required average annual approval rate for both sectors combined to 2,711 units from 3,029. The private sector still must realize an additional 657 grade-related units in order to meet its target of 5,000 units suitable for families with children. Under-achievement in the assisted sector means that the rate of annual approvals required to meet their targets continue to increase. In the Central Area the private sector 1986 goal is 145 units away and it seems likely that it will be attained in 1983. Again this year the sluggish growth in assisted approvals has resulted in an increased rate of required annual approvals from 2,480 units per annum to 3,105 units per annum.

Although some 1986 targets have already been met, others have not. Therefore the Official Plan targets should remain unchanged for the time being; they can be more effectively dealt with altogether in the context of the Housing Monitor 85 report (shortly before the target period).

FIGURE 3

JAN. 1983 CUMULATIVE ACHIEVEMENTS FOR THE CENTRAL AREA ALSO SHOWING CENTRAL CORE.

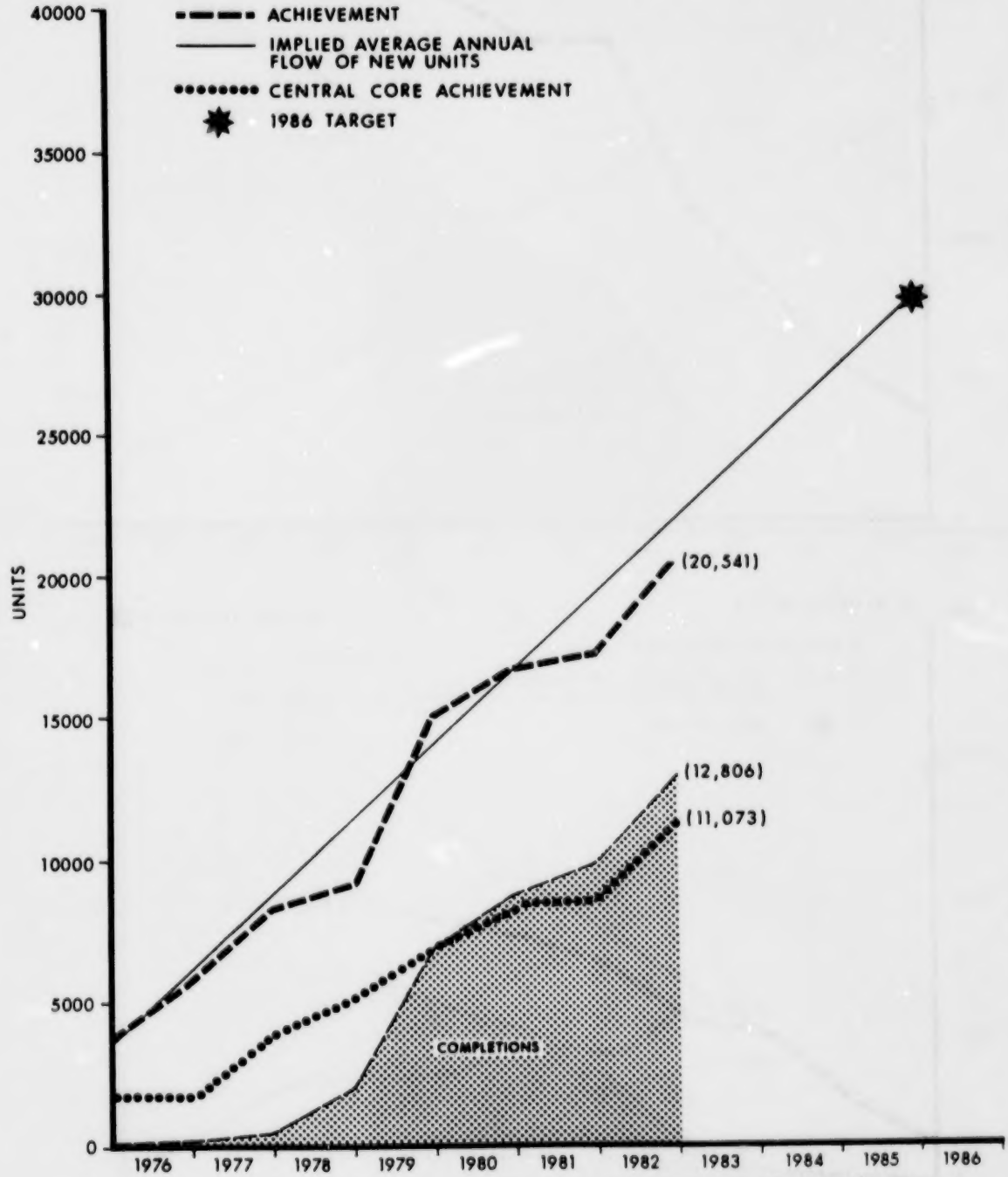
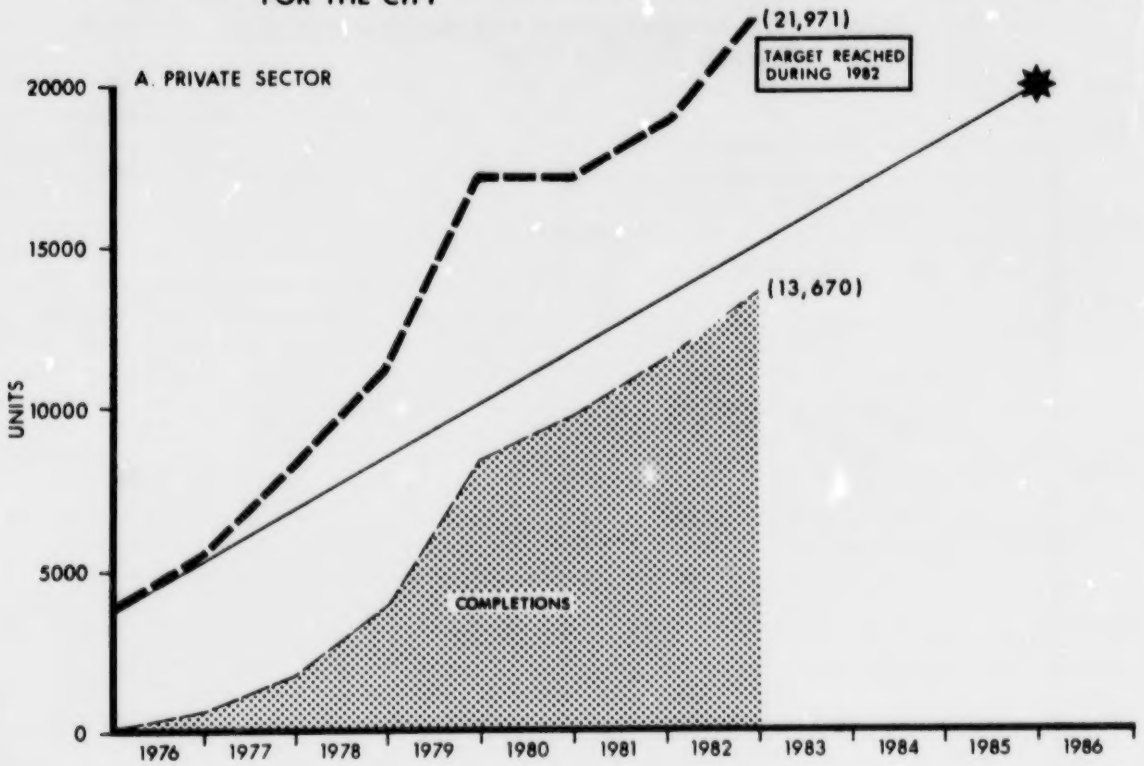


FIGURE 4

JAN. 1983 CUMULATIVE ACHIEVEMENTS IN PRIVATE AND ASSISTED HOUSING FOR THE CITY



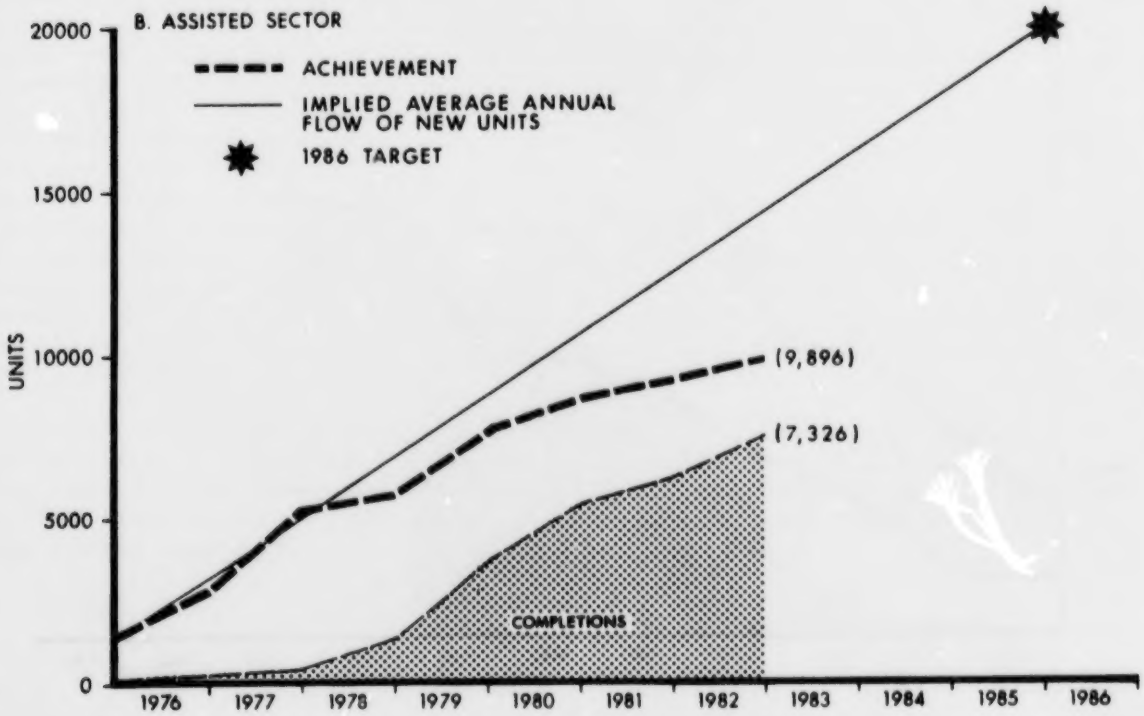


FIGURE 5

JAN. 1983 CUMULATIVE ACHIEVEMENTS IN PRIVATE AND ASSISTED HOUSING FOR THE CENTRAL AREA

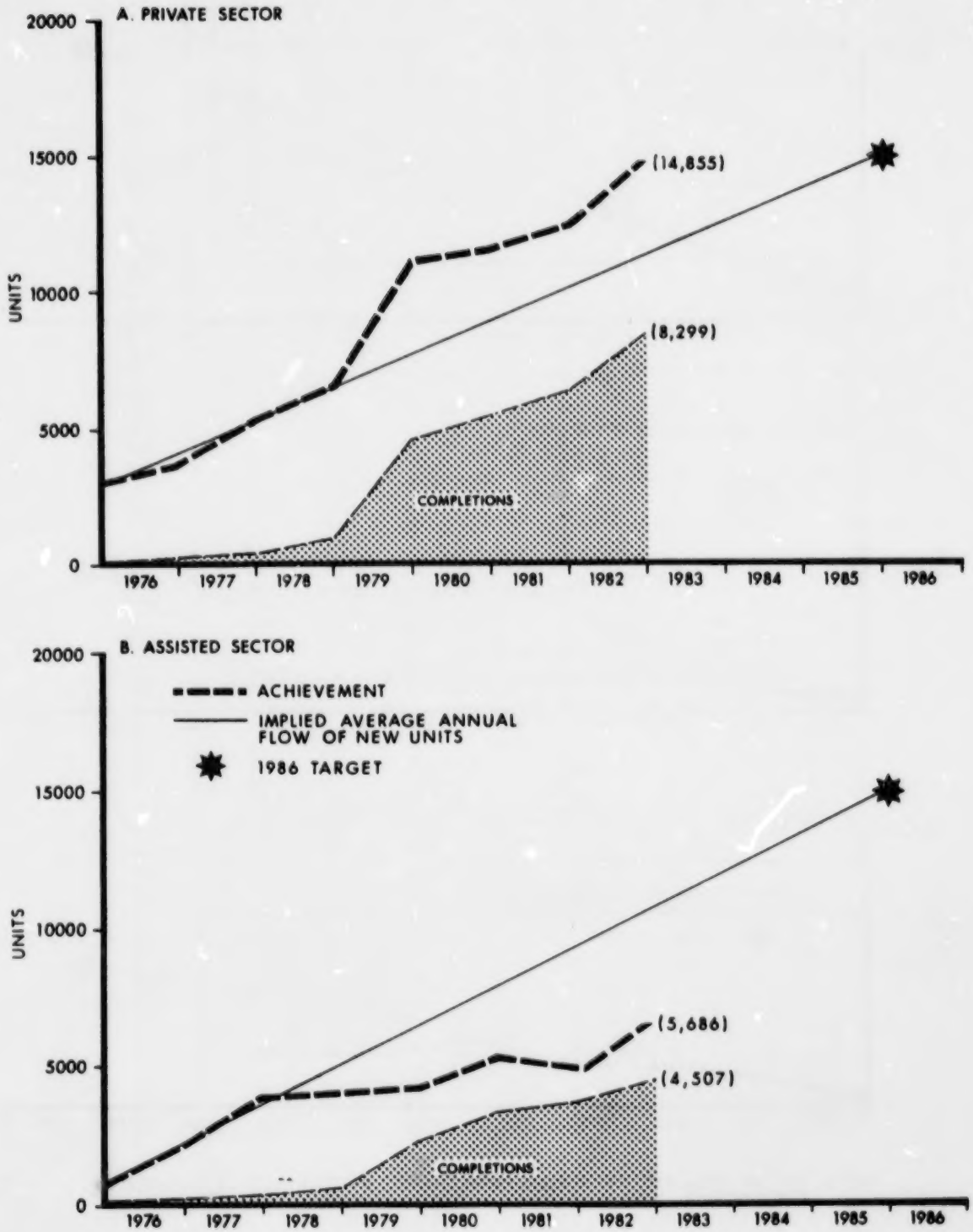
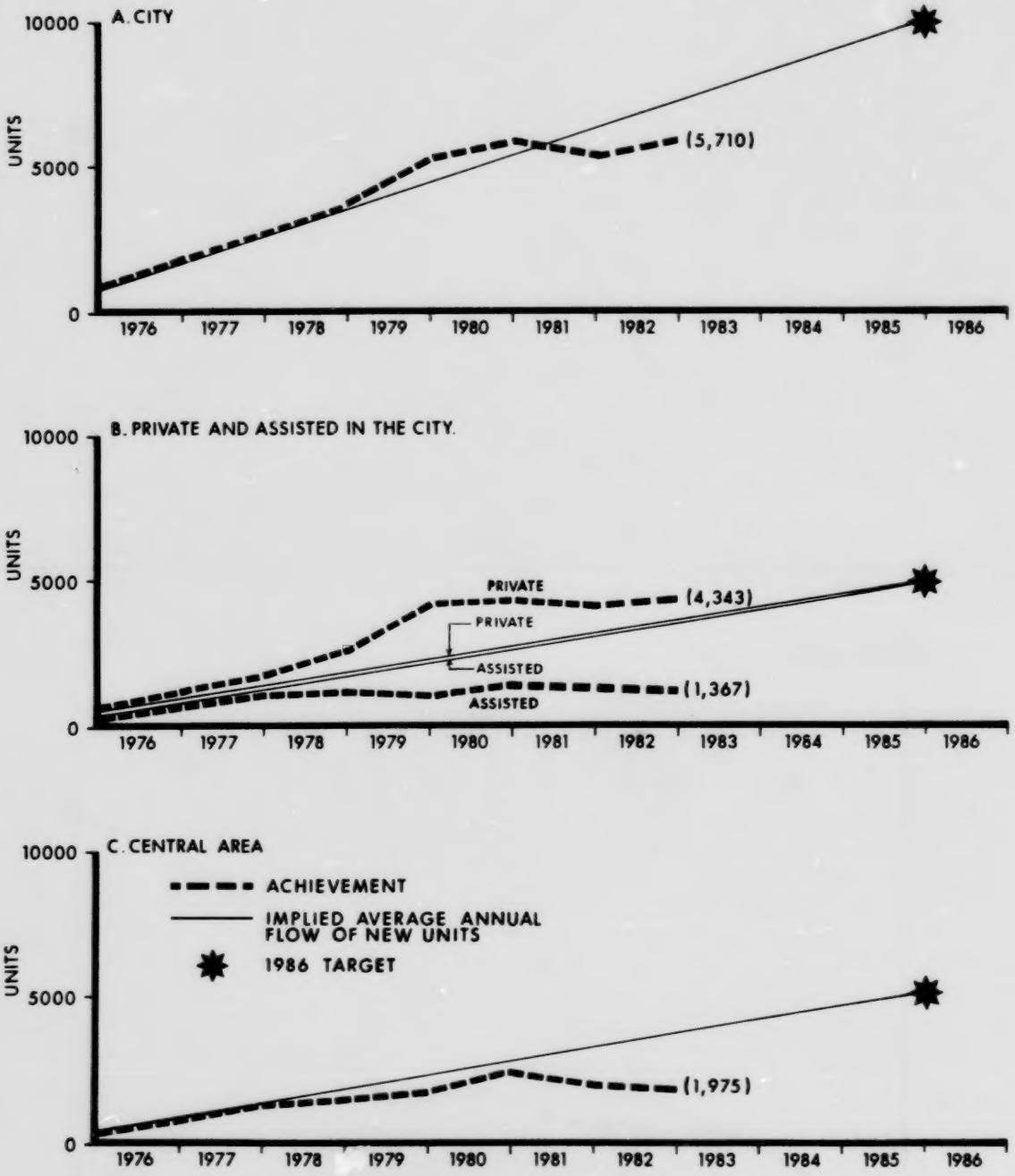


FIGURE 6

JAN. 1983 CUMULATIVE ACHIEVEMENTS IN UNITS SUITABLE FOR CHILDREN



NOTE: DECLINE FROM 1980-1981 RESULTS FROM CHANGE IN DEFINITION OF SUITABILITY FOR CHILDREN

TABLE 1.1

AVERAGE ANNUAL FLOW OF NEW DWELLING UNIT APPROVALS REQUIRED TO ACHIEVE 1986 TARGETS

	Private			Assisted			Private and Assisted		
	Child	Other	Total	Child	Other	Total	Child	Other	Total
CITY-WIDE									
1986 Target	5,000	15,000	20,000	5,000	15,000	20,000	10,000	30,000	40,000
Approved, Under Construction and Completions 1976-1982	4,343	17,628	21,971	1,367	8,529	9,896	5,710	26,157	31,867
Difference	657	--	--	3,633	6,471	10,104	4,290	3,843	8,133
Required Average Annual Flow 1983-1986	219	--	--	1,211	2,157	3,368	1,430	1,281	2,711
CENTRAL AREA									
1986 Target			15,000			15,000	5,000	25,000	30,000
Approved, Under Construction and Completions 1976-1981			14,855			5,686	1,975	18,566	20,541
Difference			145			9,314	3,025	6,434	9,459
Required Average Annual Flow 1983-1986			48			3,105	1,008	2,145	3,153

2 Development Trends

Annual completions to date, approved projects, and outstanding applications appear in Table 2.1 for the City and Table 2.2 for the Central Area. 'Completions' includes units where the Buildings and Inspections Department have yet to sign off a permit but which were occupied or ready for occupancy by year end as determined through a field survey carried out by Planning and Development staff in the late fall. 'Approvals' comprise projects which have been issued a Building Permit (Stage 4), those which have just applied for a permit provided they have a prior approval of a site plan by-law or a development agreement (Stage 3), and projects which have these latter approvals of Council but which have yet to apply for a permit (Stage 2). Outstanding Applications are projects which require Council approval of a rezoning or development review application, or, where these approvals are not required, a building permit.

2.1 Trends in Private Housing

Completions rose again in 1982; the 2,699 units completed was a significant improvement over the 1,552 completed in 1981 and represent over 80% of the units that were under construction a year ago. There is quite a lag between plan approval and construction and this is evident in the length of time it takes for the industry to adjust to changing market conditions. While the condominium market has been over-supplied for quite some time, there were still a considerable number of completions during 1982. The industry response to last year's market slump, though, is very evident in:

- the drop by almost one-third of the number of units under construction,
- a significant increase in the number of projects holding at the approval stage, and
- an over 40% drop in the number of outstanding applications.

The condominium orientation of the private sector continues to reinforce the Central Area focus of market units. Over 80% of 1982 completions were in the Central Area, and over 73% were

TABLE 2.1 - STATUS OF RESIDENTIAL DEVELOPMENT - CITY OF TORONTO (as of January 1, 1983)

Stage	Activity	Private				Assisted				Grand Totals	% Assisted of Grand Total
		Non-Family	Family *S.F.C.	Family Other	Total Private	Non-Family	Family *S.F.C.	Family Other	Total Assisted		
Applications Not Approved (Stages 1&3)	Construction	1,623	359	1,842	3,824	1,855	129	584	2,568	6,392	40.2
	Demolition	-157	-57	-97	-311	--	--	--	--	-311	
	Net Change	1,466	302	1,745	3,513	1,855	129	584	2,568	6,081	
Approvals (Stages 2&4)	Construction	2,036	331	3,657	6,024	996	46	34	1,076	7,100	15.2
	Demolition	-88	-150	-10	-248	--	--	--	--	-248	
	Net Change	1,948	181	3,647	5,776	996	46	34	1,076	6,852	
Under Construction (Stage 5)	Construction	836	308	1,133	2,277	943	191	360	1,494	3,771	39.6
	Demolition	-123	-125	-3	-251	--	--	--	--	-251	
	Net Change	713	183	1,130	2,026	943	191	360	1,494	3,520	
Work Completed (Stages 6&7)	Construction	719	552	1,428	2,699	848	203	290	1,341	4,040	33.2
	Demolition	-128	-172	-100	-400	--	--	--	--	-400	
	Net Change	591	380	1,328	2,299	848	203	290	1,341	3,640	
1981 Completions	Construction	303	727	522	1,552	408	115	101	624	2,176	28.7
	Demolition	-73	-252	-36	-361	-13	--	--	-13	-374	
	Net Change	230	475	486	1,191	395	115	101	611	1,802	
1980 Completions	Construction	362	457	478	1,297	1,258	245	174	1,677	2,974	56.4
	Demolition	-104	-155	-10	-269	--	--	--	--	-269	
	Net Change	258	302	468	1,028	1,258	245	174	1,677	2,705	
1979 Completions	Construction	2,266	845	1,477	4,588	1,812	375	164	2,351	6,939	33.9
	Demolition	-111	-204	-33	-348	--	--	--	--	-348	
	Net Change	2,155	641	1,444	4,240	1,812	375	164	2,351	6,591	
1978 Completions	Construction	1,038	576	384	1,998	688	139	42	869	2,867	30.3
	Demolition	-120	-151	-76	-347	--	--	--	--	-347	
	Net Change	918	425	308	1,651	688	139	42	869	2,520	
1977 Completions	Construction	415	253	290	958	326	22	21	369	1,327	27.8
	Demolition	-70	-155	--	-225	--	--	--	--	-225	
	Net Change	345	98	290	733	326	22	21	369	1,102	
1976 Completions	Construction	242	294	42	578	64	31	--	95	673	14.1
	Demolition	-19	-108	--	-127	--	--	--	--	-127	
	Net Change	223	186	42	451	64	31	--	95	546	
Cumulative Achievement to Date (Completions and Stages 2, 4 & 5)	Construction	8,217	4,343	9,411	21,971	7,343	1,367	1,186	9,896	31,867	31.1
	Demolition	-836	-1,472	-268	-2,576	-13	--	--	-13	-2,609	
	Net Change	7,381	2,871	9,143	19,395	7,330	1,367	1,186	9,883	29,278	

* S.F.C. - Suitable for Children

TABLE 2.2 - STATUS OF RESIDENTIAL DEVELOPMENT - CENTRAL AREA (as of January 1, 1983)

Stage	Activity	PRIVATE				ASSISTED				Grand Totals	% Assisted of Grand Total
		Non-Family	Family *S.F.C.	Family Other	Total Private	Non-Family	Family *S.F.C.	Family Other	Total Assisted		
Applications Not Approved (Stages 1&3)	Construction	1,241	146	1,581	2,968	538	71	121	730	3,698	19.7
	Demolition	-19	-32	-22	-73	--	--	--	--	-73	
	Net Change	1,222	114	1,559	2,895	538	71	121	730	3,625	
Approvals (Stages 2&4)	Construction	1,582	104	2,959	4,645	272	46	--	318	4,963	6.4
	Demolition	-17	-48	--	-65	--	--	--	--	-65	
	Net Change	1,565	56	2,959	4,580	272	46	--	318	4,898	
Under Construction (Stage 5)	Construction	704	142	1,065	1,911	466	43	352	861	2,772	31.1
	Demolition	-21	-44	--	-65	--	--	--	--	-65	
	Net Change	683	98	1,065	1,846	466	43	352	861	2,707	
Work Completed (Stage 6&7)	Construction	654	170	1,361	2,185	505	131	242	878	3,063	28.7
	Demolition	-86	-50	-9	-145	--	--	--	--	-145	
	Net Change	568	120	1,352	2,040	505	131	242	878	2,918	
1981 Completions	Construction	231	297	374	902	178	115	95	388	1,290	30.1
	Demolition	-35	-97	-11	-143	--	--	--	--	-143	
	Net Change	196	200	363	759	178	115	95	388	1,147	
1980 Completions	Construction	302	96	386	784	641	75	133	849	1,633	52.0
	Demolition	-18	-67	--	-85	--	--	--	--	-85	
	Net Change	284	29	386	699	641	75	133	849	1,548	
1979 Completions	Construction	2,061	251	961	3,273	1,242	240	118	1,600	4,873	32.8
	Demolition	-33	-43	-15	-91	--	--	--	--	-91	
	Net Change	2,028	208	946	3,182	1,242	240	118	1,600	4,782	
1978 Completions	Construction	570	82	292	944	404	46	40	490	1,434	34.2
	Demolition	-14	-52	--	-66	--	--	--	--	-66	
	Net Change	556	30	292	878	404	46	40	490	1,368	
1977 Completions	Construction	83	69	10	162	279	22	1	302	464	65.1
	Demolition	-10	-53	--	-63	--	--	--	--	-63	
	Net Change	73	16	10	99	279	22	1	302	401	
1976 Completions	Construction	3	46	--	49	--	--	--	--	49	--
	Demolition	-11	-24	--	-35	--	--	--	--	-35	
	Net Change	-8	22	--	14	--	--	--	--	14	
Cumulative Achievement to Date (Completions and Stages 2, 4 & 5)	Construction	6,190	1,257	7,408	14,855	3,987	718	981	5,686	20,541	27.7
	Demolition	-245	-478	-35	-758	--	--	--	--	-758	
	Net Change	5,945	779	7,373	14,097	3,987	718	981	5,686	19,783	

* S.F.C. - Suitable for Children

located in the Core; 84% of current construction is in the Central Area and 77% of approvals.

While two-thirds of the Central Area total achievements are located in the Core Area, comparing Appendix 2.2 (Core Area detailed statistics) with Table 2.2 (Central Area detailed statistics), provides an understanding of market activity. While 59% of the units completed in 1981 in the Central Area were located in the Core, 1982 saw this proportion rise to 91% as a result of more luxury condominium projects entering the market. In recognition of the market saturation in the Core Area, units under construction in the Core dropped during the year from 2,441 to 840 (from 85% of Central Area contruction residential activity to 44%). This ratio may rise again in a year or two if the market improves, since 67% of the Central Area's approved units are located in the Core.

The Local Housing Market Report for the Toronto Region prepared by Canada Mortgage and Housing Company (CMHC) analyzes the housing market from the standpoint of inventory and absorption (occupancy of new units). The December 1982 report showed the City of Toronto with a "surplus" of available units in all categories of freehold housing (singles, semi's, and rowhousing) and condominiums; it reported "opportunity" in the market for the development of rental apartments. The freehold market has been classified as surplus, even though there has been little construction, because of the long periods of time it takes for the market to absorb the small number of very expensive units that do get built. CMHC advises potential developers of condominium apartments to be very cautious as there is still a severe over-supply situation in the market due to further completions and a drop in absorption over the past six months.

CMHC definitions for their inventory analysis:

- Opportunity - represents a supply of units projected to be absorbed in less than the average period of time from approval to completion for the structure type in the market area specified.

- Limited potential - represents from zero to three months' supply of units beyond the average period of approval to completion time for the structure type in the market area specified.

- Surplus - represents a supply of units greater than three months beyond the average period of time from approval to completion for the structure type in the market area specified.

2.2 Trends in Assisted Housing

Completions in 1982 more than doubled over 1981 levels both City-wide and in the Central Area. The number of units under construction at year-end was up as well as the number of outstanding applications. One-third of 1982 completions and 40% of all units now under construction are assisted housing, reflecting current low levels of private units in these stages of the development process. Meanwhile, only 15% of current approvals not under construction are sponsored by non-profit agencies; this shift in proportions is due to the large increase in private projects holding at this stage either for financing reasons or to wait for the market to recover.

Over 65% of assisted completions and 58% of current assisted construction were in the Central Area. In the Central Area there were 878 units completed in 1982, more than double the assisted completions realized during 1981. Such encouraging results will not likely be repeated, however, due to continuing problems with respect to senior government funding allocations.

Social housing agencies did finally make significant inroads in the Core Area in 1982. There were 82 assisted units completed in the Core last year and there are 630 currently under construction (73% of Central Area construction activity) with 272 units approved by City Council (86% of all approved social units in the Central Area). These accomplishments have been realized, in part, through the efforts of City staff in negotiating major developments downtown.

3 Trends in Housing Prices and Rents

3.1 Prices of New and Resale Housing

Information on the number of sales and prices of housing has been taken from data maintained by TEELA, an independent real estate consulting firm publishing information on property sales for major cities across the country. For "new" sales, the number of sales cannot be correlated with new construction figures discussed in Chapter 2. This is because some transactions coded as "new sale" on the TEELA tape may actually be the resale of an older unit to a corporation. The data are still useful for comparative purposes, however, as many "corporate resales" involve the renovation of vacant units. This source, then, gives a fairly good indication of the value of new housing in the City.

Sales and prices of new housing are shown for 1981 and 1982 in Table 3.1. The recession and high interest rates had a significant effect as the number of new freehold houses sold dropped from 625 in 1981 to 126 in 1982. Condominium sales were not affected quite as much. The price distribution changed considerably; in 1981, 9% of all sales were over $300,000 but in 1982 this figure was down to less than 3%. Over 29% of all sales in 1982 were between $110,000-$130,000 (in 1981 only 25% of all sales were in this range).

Both the median and average prices for new houses rose by slightly over $3,000. Condominium prices dropped considerably; apartment prices are down by over $55,000 (average) and $58,000 (median), while condominium rowhousing prices dropped by almost $45,000 (average) and over $64,000 (median). It is too early to tell what 1983 sales will be like although there are indications that the drop in interest rates is being felt in the market during the spring.

Table 3.2 illustrates the sharp decline in resales of homes and condominiums during 1982. There was a 48% drop in all sales, reflecting the depressed housing market while interest rates were very high. The demand for older single family homes dropped significantly in the City, only slightly more than one-half the volume of sales experienced in 1981. Much of the decline was in the higher-priced housing stock; the average sale price for houses

TABLE 3.1 NEW HOUSING UNITS SOLD DURING 1981 AND 1982 BY SALE PRICE AND HOUSING TYPE

	1981					1982				
	Residential Home	Condominium Rowhousing	Condominium Apartments	Sales Total By Price	% of Total Sales	Residential Home	Condominium Rowhousing	Condominium Apartments	Sales Total By Price	% of Total Sales
50,000- 59,999	51	0	1	52	4.9	15	1	0	16	3.1
60,000- 69,999	65	0	11	76	7.1	13	0	0	13	2.5
70,000- 79,999	41	2	15	58	5.4	15	0	0	15	2.9
80,000- 89,999	67	7	20	94	8.8	9	5	4	18	3.5
90,000- 99,999	45	2	19	66	6.2	3	5	12	20	3.9
100,000-109,999	48	0	12	60	5.6	7	2	42	51	9.9
110,000-119,999	32	3	9	44	4.1	10	4	62	76	14.8
120,000-129,999	22	2	13	37	3.4	3	2	69	74	14.4
130,000-139,999	35	2	11	48	4.5	6	2	36	44	8.5
140,000-149,999	26	1	11	38	3.6	3	1	22	26	5.0
150,000-159,999	24	3	17	44	4.1	7	0	28	35	6.8
160,000-169,999	17	3	12	32	3.0	3	0	15	18	3.5
170,000-179,999	19	1	22	42	3.9	3	2	13	18	3.5
180,000-189,999	10	4	28	42	3.9	2	0	9	11	2.1
190,000-199,999	15	5	21	41	3.8	0	0	14	14	2.7
200,000-209,999	5	1	11	17	1.6	0	0	3	3	0.6
210,000-219,999	6	5	11	22	2.1	1	0	4	5	1.0
220,000-229,999	6	4	14	24	2.2	2	0	8	10	1.9
230,000-239,999	7	4	11	22	2.1	4	0	4	8	1.6
240,000-249,999	9	0	14	23	2.1	0	1	6	7	1.4
250,000-259,999	7	0	16	23	2.1	3	0	4	7	1.4
260,000-269,999	3	0	23	26	2.4	0	1	2	3	0.6
270,000-279,999	6	1	17	24	2.2	3	0	2	5	1.0
280,000-289,999	1	1	9	11	1.0	1	0	2	3	0.6
290,000-299,999	6	0	3	9	0.8	0	0	1	1	0.2
300,000+	52	0	43	95	8.9	13	0	1	14	2.7
Total Sales by Type	625	51	394	1070	100.0	126	26	363	515	100.0
Average Price by Type	$145,975	$166,070	$198,999	$166,750		$149,258	$121,299	$143,602	$143,860	
Median Price by Type	$109,000	$175,000	$186,160	$140,000		$112,300	$110,750	$128,000	$125,020	

Source: Tesla File 1981, 1982

TABLE 3.2 RESALE HOUSING UNITS SOLD DURING 1981 AND 1982 BY SALE PRICE AND HOUSING TYPE

	1981					1982				
	Residential Home	Condominium Rowhousing	Condominium Apartments	Sales Total By Price	% of Total Sales	Residential Home	Condominium Rowhousing	Condominium Apartments	Sales Total By Price	% of Total Sales
30,000- 39,999	245	2	9	256	2.3	164	1	8	173	3.0
40,000- 49,999	737	10	28	775	7.0	288	0	10	298	5.2
50,000- 59,999	1197	27	34	1258	11.4	505	12	27	544	9.5
60,000- 69,999	1344	14	30	1388	12.6	703	7	35	745	13.0
70,000- 79,999	1205	66	25	1296	11.8	657	- 7	33	697	12.2
80,000- 89,999	993	12	18	1023	9.3	547	0	6	553	9.7
90,000- 99,999	708	4	25	737	6.7	412	3	13	428	7.5
100,000-109,999	466	8	30	504	4.6	298	10	24	332	5.8
110,000-119,999	472	7	27	506	4.6	288	5	31	324	5.7
120,000-129,999	469	5	50	524	4.8	252	5	25	282	4.9
130,000-139,999	372	9	32	413	3.7	145	1	17	163	2.8
140,000-149,999	266	6	18	290	2.6	147	0	14	161	2.8
150,000-159,999	220	7	23	250	2.3	134	2	19	155	2.7
160,000-169,999	204	4	16	224	2.0	97	4	18	119	2.1
170,000-179,999	172	2	26	200	1.8	70	3	9	82	1.4
180,000-189,999	142	9	17	168	1.5	65	6	7	78	1.4
190,000-199,999	80	2	11	93	0.8	34	1	4	39	0.7
200,000-209,999	79	3	9	91	0.8	48	2	1	51	0.9
210,000-219,999	90	2	10	102	0.9	40	2	3	45	0.8
220,000-229,999	71	3	11	85	0.8	36	3	7	46	0.8
230,000-239,999	53	0	18	71	0.6	27	0	5	32	0.6
240,000-249,999	52	1	7	60	0.5	31	3	5	39	0.7
250,000-259,999	47	1	7	55	0.5	27	0	3	30	0.5
260,000-269,999	48	2	7	57	0.5	31	0	6	37	0.6
270,000-279,999	53	3	2	58	0.5	18	0	2	20	0.3
280,000-289,999	40	0	2	42	0.4	19	1	4	24	0.4
290,000-299,999	39	0	4	43	0.4	23	1	3	27	0.5
300,000+	429	2	28	459	4.2	185	4	12	201	3.5
Total Sales by Type	10293	211	524	11028	100.0	5291	83	351	5725	100.0
Average Price by Type	$111,583	$104,630	$144,182	$128,280		$110,794	$136,038	$130,269	$125,696	
Median Price by Type	$ 84,000	$ 74,500	$126,695	$ 85,500		$ 85,000	$112,000	$115,000	$ 87,838	

Source: Tools File 1981, 1982

Table 3.3

NEW RENTAL UNITS* ENTERING THE MARKET IN 1976-1982 BY MONTHLY RENT AND UNIT TYPE

Unit Type	Monthly Rent ($)																									
Number of Bedrooms	Less Than 150	150-199	200-249	250-299	300-349	350-399	400-449	450-499	500-549	550-599	600-649	650-699	700-749	750-799	800-849	850-899	900-999	1000-1099	1100-1199	1200-1299	1300-1399	1400-1499	1500-1599	1600-1699	1700-1799	1800+	Total Units
1976 Bachelor	5	452	348	342																						1,147
One		2	67	233		48																				350
Two			1	105	44	44	32																			226
Three					3	1																				4
Four +																										--
TOTAL	5	454	416	680	47	93	32																			1,727
1977 Bachelor	6	26	277	97		62																				468
One			16	119	16																					151
Two				25	249	4																				278
Three							10																			10
Four +																										--
TOTAL	6	26	293	241	265	66	10																			907
1978 Bachelor			57	81	143																					281
One				45	142	521																				708
Two				2	23	42			101									-		7						175
Three					2	9		54	5			30					12		18				6		2		106
Four +						1																				33
Total			57	128	310	573		54	106			30					12		18	7			6		2		1,303
1979 Bachelor			15	338	246	24																				623
One					123	452		70																		645
Two					12	71	126	95	79	50								1								433
Three							103	25			11															139
Four +																										--
TOTAL			15	338	381	547	229	190	79	50	11															1,840
1980 Bachelor				98	48	2	1	10																		159
One						103	9	60				42						1								215
Two					12		1	69	55		3					21	56								4	221
Three							3					32						59		5						94
Four +																										5
TOTAL				98	60	105	14	139	55		3	74				21	56	60		5					4	694
1981 Bachelor																										-
One								10												8						18
Two								5	2	4																11
Three									2	1	8															11
Four +												1														1
TOTAL								15	4	5	8	1								8						41
1982 Bachelor																										-
One							10		5								8									23
Two										6	2			31		2		54					33			128
Three												22					10									32
Four +																										-
TOTAL							10		5	6	2	22		31		2	18	54					33			183

Source: Field surveys conducted by the Research and Information Section of the City of Toronto Planning and Development Department, December 1976-1982

* Note: Condominium rentals are excluded

TABLE 3.4

MONTHLY RENTS FOR NEW DWELLING UNITS ENTERING THE PRIVATE MARKET IN 1976-1982

Dwelling Unit Type	# of Private Market Dwelling Units in Survey	% of Total New Unit	Range of Monthly Rents	Average Monthly Rent
1976				
Bachelor	1,147	66.4	$ 120- 274	$212
One-Bedroom	350	20.3	$ 185- 356	$276
Two-Bedroom	226	13.1	$ 235- 422	$318
Three-Bedroom	4	0.2	$ 325- 350	$331
Four+ Bedrooms	-	-	-	-
TOTAL	1,727	100.0		
1977				
Bachelor	468	51.6	$ 120- 350	$244
One-Bedroom	151	16.6	$ 200- 320	$263
Two-Bedroom	278	30.7	$ 260- 360	$333
Three-Bedroom	10	1.1	$ 425	$425
Four+ Bedrooms	-	-	-	-
TOTAL	907	100.0		
1978				
Bachelor	281	21.6	$ 200- 300	$282
One-Bedroom	708	54.3	$ 250- 375	$356
Two-Bedroom	175	13.4	$ 280-1,200	$472
Three-Bedroom	106	8.2	$ 325-1,550	$575
Four+ Bedrooms	33	2.5	$ 350-1,800	$1,047
TOTAL	1,303	100.0		
1979				
Bachelor	623	33.9	$ 225- 366	$300
One-Bedroom	645	35.1	$ 310- 499	$382
Two-Bedroom	365	19.8	$ 325- 597	$462
Three-Bedroom	207	11.2	$ 430- 600	$444
Four+ Bedrooms	-	-	-	-
TOTAL	1,840	100.0		
1980				
Bachelor	159	22.9	$ 292- 450	$307
One-Bedroom	215	31.0	$ 350-1,000	$469
Two-Bedroom	221	31.8	$ 325-3,050	$673
Three-Bedroom	94	13.6	$ 425-1,099	$925
Four+ Bedrooms	5	.7	$1,200	$1,200
TOTAL	694	100.0		
1981				
Bachelor	-	-	-	-
One-Bedroom	18	44.0	$ 475-1,250	$819
Two-Bedroom	11	27.0	$ 475- 550	$507
Three-Bedroom	11	27.0	$ 525- 600	$582
Four+ Bedrooms	1	2.0	$ 675	$675
TOTAL	41	100.0		
1982				
Bachelor	-	-	-	-
One-Bedroom	23	12.4	$ 400- 900	$ 600
Two-Bedroom	128	69.9	$ 595-1,500	$1,062
Three-Bedroom	32	17.5	$ 650- 975	$ 744
Four+ Bedrooms	-	-	-	-
TOTAL	183	100.0		

Source: City of Toronto Planning and Development Department Surveys 1976-1982

TABLE 3.5

AVERAGE MONTHLY RENTS OF NEW ASSISTED NON-PROFIT, CO-OPERATIVES AND PRIVATE DWELLING UNITS ENTERING THE RENTAL MARKET, CITY OF TORONTO, 1982

Assisted City Non-Profit - 1			
Unit Type	Number of Units in Survey	Range of Monthly Rents ($)	Average Monthly Rent($)
Bachelor	134	295-325	313
1-Bedroom	247	355-400	376
2-Bedroom	269	413-530	489
3-Bedroom	60	514-625	561
4+ Bedrooms	-	-	-
TOTAL	710		

Co-operative - 2				
	Number of Units in Survey	Range of Monthly Rents ($)	Average Monthly Rent ($)	Difference 1 & 2 ($)
Bachelor	-	-	-	-
1-Bedroom	168	355- 420	377	+ 1
2-Bedroom	127	395- 540	442	-47
3-Bedroom	50	475- 570	496	-65
4+ Bedrooms	2	550-1320	935	N/A
TOTAL	347			

Private - 3					
	Number of Units in Survey	Range of Monthly Rents ($)	Average Monthly Rent($)	Difference 1 & 3 ($)	Difference 2 & 3 ($)
Bachelor	-	-	-	-	-
1-Bedroom	23	400- 900	600	+244	+223
2-Bedroom	128	595-1500	1063	+574	+621
3-Bedroom	32	650- 975	744	+183	+248
4+ Bedrooms	-	-	-	-	-
TOTAL	183				

Sources: City of Toronto Housing Department; and City of Toronto Planning and Development Department Survey, December 1982.

showed little change while the average price for a resale condominium apartment dropped by almost $14,000. The median price for residential homes was fairly stable ($85,000 in 1982 compared with $84,000 in 1981) but the median price of condominium apartments dropped by $11,695 (9%). The number of homes selling for over $200,000 dropped by more than one-half. (This discussion has avoided commenting on "condominium rowhousing" since the TEELA file does not distinguish between rowhouses and condominium apartments at grade.)

Since interest rates have dropped considerably throughout the last quarter of 1982 and into 1983, we can expect to see an increase in overall sales this year. Some condominium units that have been vacant for some time should sell, and since half of the family housing sales have been below $85,000 for quite some time there will probably be more transactions here as well. If general economic conditions improve, along with the stabilization of interest rates, we could see sales in the residential home category approach the range of sales in pre-recession years (7,000-10,000).

3.2 New Apartment Rentals

1982 saw a marginal recovery over the poor production of market rental units in 1981; there were 183 new apartments offered for rent last year compared with only 41 in 1981. Rental ranges and average rents for these new units are shown in Table 3.4. Table 3.5 compares private sector rental data with Cityhome and co-operatives. Last year these 183 market rental units accounted for only 15% of new rental units in the City. There were over 710 units offered by Cityhome and 347 co-operative units were made available.

Most (62%) of the private rental units were located in the Central Area, hence location affects the average rents (see Appendix 3.3 for sample size and rents by policy district). Most of the units offered on the market were one- and two-bedrooms responding to vacancy rates of from 0.4% to 0.8% in these unit sizes. Relatively few bachelor and three bedrooms were available; vacancy rates for such units were 1.0 and 2.2% respectively, in October.

Overall, while the average market rent dropped from $819 to $600 between 1981 and 1982 for one bedroom units, it more than doubled for two-bedroom apartments, from $507 to $1,062. This increase reflects the downtown focus of the market; two-bedroom rents averaged $1,197 here for 89 units, while the average for 39 units in the Outer City was $755. Table 3.5 compares the market rents with rents for units in Cityhome and co-operative projects. (Rents for rehabilitated Cityhome and co-operative units have been excluded, as have non-profit seniors units because of varying subsidies.) The average rents shown for the assisted categories

reflect rents faced by tenants not eligible for income-based subsidies.

There is no difference between Cityhome and co-operative rents for one-bedroom units, while co-operatives enjoy a slight advantage over Cityhome in rents for two and three-bedroom units. Cityhome was the only builder of bachelor units in 1982 while the only four-bedroom units offered were in a co-operative again. Comparing average rents, there are very significant price advantages enjoyed by both Cityhome tenants and those in co-operatives.

Appendix 3.4 lists all new housing projects which were publicly funded and became available for occupancy in 1982. The location, developer, type and size of unit rents and proportion of units receiving rent supplements are included.

3.3 Vacancy Rates and Rent Increases in Existing Buildings

Canada Mortgage and Housing Corporation undertakes a semi-annual survey of the rental apartment stock across the CMA (Census Metropolitan Area). The most recent data, released in December of 1982, include rents and vacancy rates, by size of unit, by municipality, for October 1982. The region-wide vacancy rate has improved, rising from 0.4% to 0.7% from October 1981 to October 1982. The vacancy rate averaged across Metro is 0.5% (up from 0.3%) and the City rate is 0.6% (up from 0.4%). The City of Toronto is divided into four zones (Central, East, North and West); the vacancy rate ranges from 0.2% in North Toronto to 1.1% in the west end. A 0.8% vacancy rate was recorded for the Central Area, partly because of the large number of newly completed units standing vacant, 18.6% of the newly completed stock (completed between April 1981 and March 1982). Some of these are condominiums not being absorbed in the ownership market, but CMHC will only include them where the whole condominium building is being rented out (as in MURB projects).

Table 3.6 shows that the highest vacancy rates in the City are for bachelor units in the west end and three-bedroom units downtown (both 2.2%), while the tightest market is for three-bedroom units in the west end (0.0%) and one-bedroom units in North Toronto (0.1%).

The dual market resulting from the rent control ceiling of $750 per month and the exemption allowed for units built after 1976 is illustrated by Table 3.7. Rent increases for controlled and non-controlled stock by unit size shows a slight tapering off of increases in non-controlled rents for bachelor units, 9.4% down from 11.6% increase shown last year. The largest 12 month increases (October 1981 to October 1982) were 62.9% for three-bedroom units in North Toronto and 56.9% for three-bedroom units downtown (both uncontrolled).

Rent increases across the Region continue to outpace increases in the Consumer Price Index. Over October 1981 to October 1982 the Toronto CPI rose 10.2%; City-wide rent increases ranged from 10.3% for one-bedroom units to 29.9% for three-bedroom units (controlled) and from 9.4% for bachelors to 55.8% for three-bedroom apartments (exempted).

Referring back to Table 3.5, two-bedroom units in new co-operatives are less expensive than the average in the rent controlled stock and both co-operatives and Cityhome offer three-bedroom units in new buildings for less than the average market price for a rent-controlled unit. Annual percentage increases in controlled rents continue to be significantly higher than the 6% ceiling.

TABLE 3.6

AVERAGE RENTS AND PERCENTAGE CHANGES BY AREA AND BEDROOM TYPE

Bedroom Type	Area	Sample Size	Average Rent	% Change		Vacancy Rates	
				6 mos.	12 mos.	Apr./82	Oct./82
Bachelor	Central	5,027	334	3.7	9.2	0.7	1.3
	East	468	267	5.1	9.4	1.2	1.8
	North	3,460	298	8.0	9.4	0.5	0.3
	West	2,225	303	9.5	16.4	1.2	2.2
	City	11,180	314	6.1	10.8	0.8	1.2
	Metro	14,478	306	5.4	10.7	0.7	1.0
	C.M.A.	15,401	304	5.3	10.6	0.7	1.0
One-Bedroom	Central	10,476	403	2.9	12.5	0.5	0.5
	East	1,634	331	4.7	11.4	0.5	0.3
	North	8,742	362	5.1	7.1	0.1	0.1
	West	5,578	347	5.3	10.9	0.3	0.8
	City	26,430	373	4.1	10.5	0.3	0.4
	Metro	67,019	357	5.0	10.9	0.2	0.3
	C.M.A.	79,706	357	4.9	10.8	0.2	0.5
Two-Bedroom	Central	4,215	512	3.7	19.4	1.3	0.8
	East	651	379	6.7	9.7	0.0	0.4
	North	4,162	480	5.5	16.0	0.1	0.3
	West	2,142	427	5.8	11.6	0.1	0.8
	City	11,170	476	4.8	16.3	0.4	0.5
	Metro	62,546	425	5.7	12.2	0.3	0.5
	C.M.A.	81,012	423	5.4	11.8	0.4	0.7
Three-Bedroom[a]	Central	486	682	0.8	42.2	5.4	2.2
	East	25	439	5.8	18.3	0.0	1.3
	North	610	636	3.2	32.7	0.8	0.7
	West	191	541	1.8	17.2	1.1	0.0
	City	1,312	636	1.8	34.2	2.2	1.0
	Metro	15,236	510	6.1	15.9	0.9	0.7
	C.M.A.	18,528	505	6.2	15.4	0.8	0.8

[a] Vacancy rate is for units with three or more bedrooms

Source: Rental Apartment Vacancy Survey, CMHC, April 1982, October 1982

Note: CMHC data illustrate range of rents charged for a sample of privately initiated apartment structures visited during the apartment vacancy survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

TABLE 3.7

RENT INCREASES IN CONTROLLED AND NON-CONTROLLED APARTMENTS*

Bedroom Type	Area	Rent-Controlled			Non-Controlled			Average Total		
		Ave. Rent	% Change 6 mo.	% Change 12 mo.	Ave. Rent	% Change 6 mo.	% Change 12 mo.	Ave. Rent	% Change 6 mo.	% Change 12 mo.
Bachelor	Central	300	5.6	10.6	383	2.4	4.7	316	3.7	9.2
	East	263	5.1	9.4	-	-	-	263	5.1	9.4
	North	294	8.0	9.4	-	-	-	294	8.0	9.4
	West	281	14.2	16.3	371	2.3	16.4	309	9.5	16.4
	City	293	7.8	11.1	378	0.4	9.4	306	6.1	10.8
	Metro	288	6.4	10.8	376	0.5	10.1	299	5.4	10.7
	C.M.A.	285	6.1	10.6	375	1.1	10.5	296	5.3	10.6
One Bedroom	Central	387	3.1	12.4	537	2.3	13.1	416	2.9	12.5
	East	329	4.7	11.4	-	-	-	329	4.7	11.4
	North	362	5.1	7.1	-	-	-	362	5.1	7.1
	West	332	6.7	11.9	466	-1.1	5.9	348	5.3	10.9
	City	361	4.6	10.3	519	1.5	11.4	377	4.1	10.5
	Metro	348	5.2	10.6	477	3.1	13.4	357	5.0	10.9
	C.M.A.	344	5.0	10.5	467	4.3	13.4	354	4.9	10.8
Two Bedroom	Central	491	3.3	15.4	690	4.8	36.9	524	3.7	19.4
	East	383	6.7	9.7	-	-	-	383	6.7	9.7
	North	485	5.5	16.0	-	-	-	485	5.5	16.0
	West	418	6.4	11.6	556	-1.9	11.9	426	5.8	11.6
	City	465	4.9	14.5	671	4.0	33.4	482	4.8	16.3
	Metro	408	5.7	11.5	536	5.7	17.9	420	5.7	12.2
	C.M.A.	401	5.1	11.0	518	6.7	16.8	415	5.4	11.8
Three Bedroom	Central	637	0.6	35.3	800	1.1	56.9	686	0.8	42.2
	East	439	5.8	18.3	-	-	-	439	5.8	18.3
	North	631	2.6	32.0	538	30.3	62.9	628	3.2	32.7
	West	550	1.9	16.4	675	-	32.4	556	1.8	17.2
	City	612	1.7	29.9	777	2.0	55.8	638	1.8	34.2
	Metro	484	5.7	14.0	594	7.3	21.4	511	6.1	15.9
	C.M.A.	478	5.5	13.6	584	7.8	20.2	504	6.2	15.4

* Average Rents and Rent Percentage changes by area

Source: CMHC Survey Results, October 1982

Appendices

APPENDIX 1.1

OFFICIAL PLAN POLICY STATEMENTS ON HOUSING TARGETS

With respect to the City as a whole, the Plan states in Section 2A.2(a):

> "Council's long-term housing target is to provide for the production of 40,000 new dwelling units by the end of the year 1985 within the City, of which 50 percent should be units suitable for low-to-moderate income households and further that (i) 25 percent of the target of 40,000 dwelling units and (ii) 25 percent of the low-to-moderate income component of that target should be housing suitable for families with children."

With respect to the Central Area of the City, the Plan states in Section 1A.19(a):

> "It is the policy of Council to set as its targets for the Central Area by the end of the year 1985, the production of 30,000 new dwelling units of which about one-half should be units suitable for low-to-moderate income households and of which about one-sixth should be housing suitable for families with children."

With respect to the Central Core, the Plan states in Section 1A.20(d):

> "It is the policy of Council that new housing in the Central Area should generally be located so that a substantial amount of new housing is developed in new residential and mixed commercial-residential areas of the Central Core."

With respect to annual targets, the Plan states in Section 2A.3(a):

> "Council, from time to time will prepare and adopt housing policy statements. Such statements will establish a program of short-term housing production targets and allocations and shall include annual targets for the production of private market and assisted housing."

With respect to monitoring, the Plan states in Section 2A.5:

> "Council will monitor both privately produced and assisted housing within the City, in order to evaluate whether its housing goals and targets are being met."

DEFINITIONS

(Listed under the Section of the report where they first appear)

SECTION 1.1

Official Plan Definitions of Housing Types

With respect to definitions of various types of housing, the Plan states in Section 10:

"10.19 The term housing suitable for families with children means grade-related dwelling units containing two or more bedrooms, having at least one direct, non-mechanical means of access to grade.(2)

10.2 The term assisted housing means housing that is sponsored or financially supported under a government program that is intended to meet the housing needs of primarily low to moderate income households.

10.25 The term low to moderate income is defined as the level or levels of total household income by household size below that of the median City total household income by household size. Such level or levels of income are to be estimated at the expected point in time of the occupancy of the assisted housing. Low income households means those households in the lower half and moderate income households means those households in the upper half of those households below the median City total household income by household size.(2)

SECTION 1.2

Operational Definitions of Housing Types

The column headings of Appendix 1.3 define various types of housing as follows:

- Non-family units means bachelor and one-bedroom apartments;
- Family Units means dwelling units with two or more bedrooms;
- Yes means family units which meet the definition of housing suitable for families with children;
- No means family units four or more storeys above grade (which therefore do not meet the definition of housing suitable for families with children);and

- ? means family units for which information on the location above grade is not yet available. The majority are unlikely to meet the definition of housing suitable for families with children.

SECTION 2

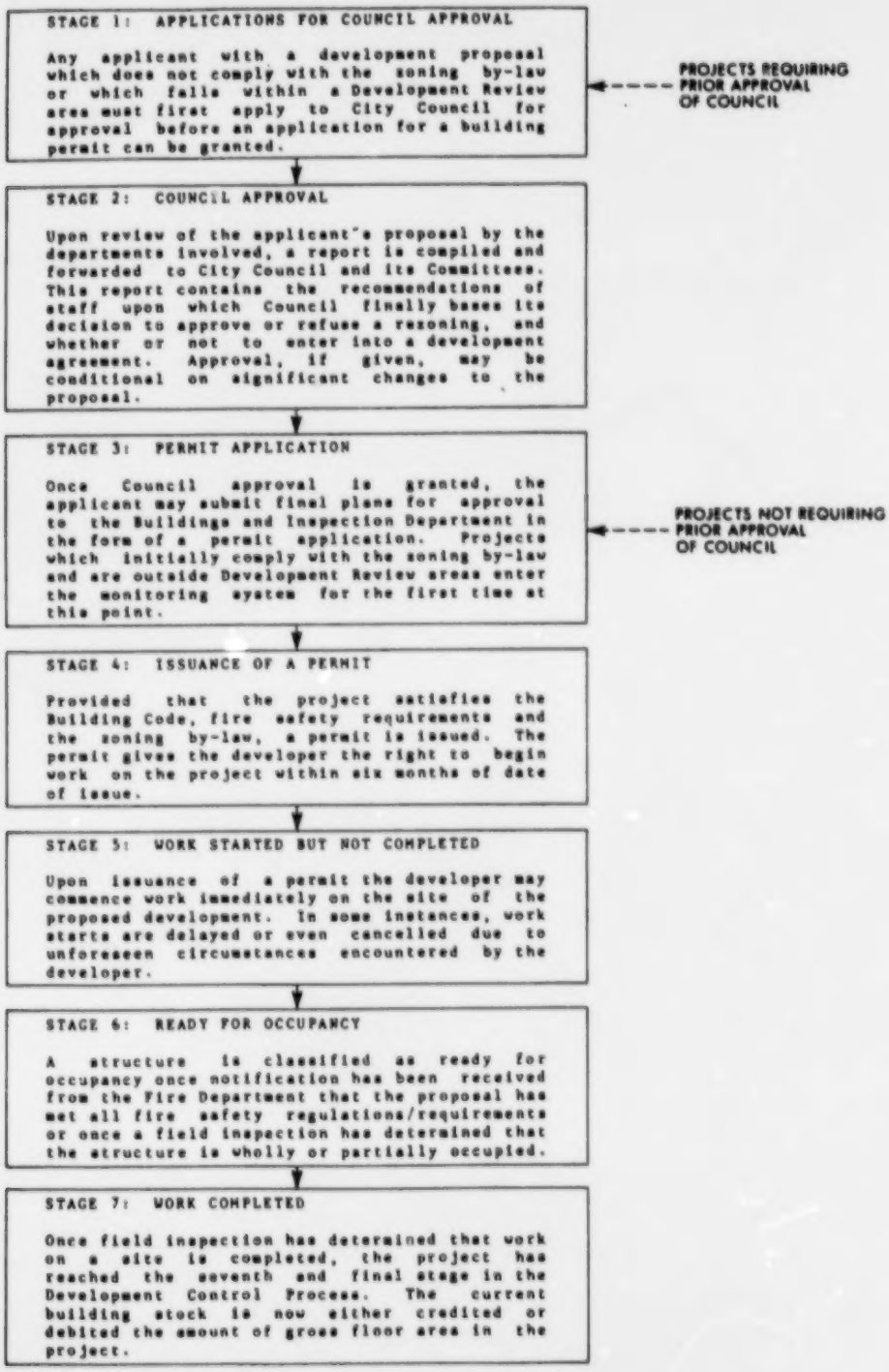
Definition of Stages in the Development Monitoring Process - See Appendix 2.1

SECTION 3.1

New Units means units completed according to plan, sold or first offered for rent during the year under consideration.

Residential Homes means detached, semi-detached and row houses not sold as condominiums.

Appendix 1.3
STAGES IN MONITORING DEVELOPMENT*


STAGE 1: APPLICATIONS FOR COUNCIL APPROVAL
Any applicant with a development proposal which does not comply with the zoning by-law or which falls within a Development Review area must first apply to City Council for approval before an application for a building permit can be granted.
PROJECTS REQUIRING PRIOR APPROVAL OF COUNCIL
STAGE 2: COUNCIL APPROVAL
Upon review of the applicant's proposal by the departments involved, a report is compiled and forwarded to City Council and its Committees. This report contains the recommendations of staff upon which Council finally bases its decision to approve or refuse a rezoning, and whether or not to enter into a development agreement. Approval, if given, may be conditional on significant changes to the proposal.
STAGE 3: PERMIT APPLICATION
Once Council approval is granted, the applicant may submit final plans for approval to the Buildings and Inspection Department in the form of a permit application. Projects which initially comply with the zoning by-law and are outside Development Review areas enter the monitoring system for the first time at this point.
PROJECTS NOT REQUIRING PRIOR APPROVAL OF COUNCIL
STAGE 4: ISSUANCE OF A PERMIT
Provided that the project satisfies the Building Code, fire safety requirements and the zoning by-law, a permit is issued. The permit gives the developer the right to begin work on the project within six months of date of issue.
STAGE 5: WORK STARTED BUT NOT COMPLETED
Upon issuance of a permit the developer may commence work immediately on the site of the proposed development. In some instances, work starts are delayed or even cancelled due to unforeseen circumstances encountered by the developer.
STAGE 6: READY FOR OCCUPANCY
A structure is classified as ready for occupancy once notification has been received from the Fire Department that the proposal has met all fire safety regulations/requirements or once a field inspection has determined that the structure is wholly or partially occupied.
STAGE 7: WORK COMPLETED
Once field inspection has determined that work on a site is completed, the project has reached the seventh and final stage in the Development Control Process. The current building stock is now either credited or debited the amount of gross floor area in the project.

* DEVELOPMENT RELATES TO CONSTRUCTION, DEMOLITION AND ALTERATION ACTIVITY

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1982) IN THE CENTRAL CORE

Appendix 1.4

NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	
STAGE 1										
1	121 AVENUE RD	6		11	16					16
2	1099 BAY ST	188		122	143					143
3	1331 BAY ST			27	27					27
4	28 BERRYMAN ST		1		1					1
5	32 BERRYMAN ST		1		1					1
6	30 BERRYMAN ST		1		1					1
7	35 BERRYMAN ST		1		1					1
8	36 BERRYMAN ST		1		1					1
9	40 BERRYMAN ST		1		1					1
10	47 BERRYMAN ST	2	-1		1					1
11	33 CENTRE AV	41		59	100					100
12	80 CHESTNUT ST	41		59	100					100
13	80 CHURCH ST		2		2					2
14	830 CHURCH ST			12	12					12
15	887 CHURCH ST	3		1	4					4
16	17 DAVENPORT RD			17	17					17
17	39 DAVENPORT RD	14		49	63					63
18	185 DAVENPORT RD		1		1					1
19	217 DAVENPORT RD	4		61	65					65
20	180 DUNDAS ST W		1		1					1
21	273 DUNDAS ST W		2		2					2
22	288 DUNDAS ST W		-1		-1					-1
23	39 DUNDONALD ST		8	30	38					38
24	80 EDWARD ST	388		88	476					476
25	26 ELM ST					72	28	100	100	100
26	83 GRENVILLE ST			21	21					21
27	68 HAZELTON AV		2		2					2
28	70 HAZELTON AV		1		1					1
29	72 HAZELTON AV		1		1					1
30	83 HAZELTON AV		1		1					1
31	118 HAZELTON AV	1	1		2					2
32	118 HAZELTON AV		-1		-1					-1
33	70 HOMEWOOD AV	81	24	189	314					314
34	73 ISABELLA ST		-1		-1					-1
35	178 JARVIS ST	57			57					57
36	188 JARVIS ST	20			20					20
37	82 LOMBARD ST			13	13					13
38	1 MC ALPINE ST		-1		-1					-1
39	3 MC ALPINE ST		-1		-1					-1
40	206 MC CAUL ST		-1		-1					-1
41	33 RICHMOND ST E					303		303	303	303
42	58 RICHMOND ST E			20	20					20
43	61 SCOLLARD ST		1		1					1
44	1 ST THOMAS ST		-4		-4					-4
45	525 UNIVERSITY AV	5		69	74					74
46	503 A YONGE ST		-1		-1					-1
TOTALS STAGE 1	CONSTRUCTION	827	59	728	1612	375	28	403	403	2015
	DEMOLITION		-12	-22	-34					-34
	NET CHANGE	827	47	706	1578	375	28	403	403	1981
STAGE 2										
47	580 BAY ST	30		17	47					47

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1982) IN THE CENTRAL CORE

ND	MUNICIPAL ADDRESS		PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
			NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	TOTAL	
STAGE 2											
47	855	BAY ST	79		144	223					223
49	1026	BAY ST	78		104	182					182
50	2	BLOOR ST E	232			232					232
51	400	BLOOR ST E	36		33	69					69
52	100	BLOOR ST W			25	25					25
53	172	CARLTON ST			10	10					10
54	380	CHURCH ST	8		44	52					52
55	32	IRWIN AV	21	16	187	204	6	12		18	222
56	188	JARVIS ST	18			18					18
57	304	JARVIS ST	33		66	99					99
58	404	JARVIS ST		-1		-1					-1
59	80	KING ST E	18		36	54					54
60	101	KING ST E	36		39	75					75
61	21	MAITLAND ST	30		61	91					91
62	30	MUTUAL ST			250	250					250
63	63	MUTUAL ST	43			43					43
64	20	RICHMOND ST E	178		22	200					200
65	25	RICHMOND ST E	235		70	305					305
66	75	SHUTER ST			188	188					188
67	1	ST THOMAS ST	15		8	23					23
68	7	SULTAN ST		-1		-1					-1
69	75	THE ESPLANADE	52		48	100					100
70	20	TRINITY SQ	57		28	85					85
71	125	WELLINGTON ST W	179		46	225					226
72	942	YONGE ST					254			254	254
TOTALS STAGE 2 :		CONSTRUCTION	1378	16	1386	2780	260	12		272	3052
		DEMOLITION		-2		-2					-2
		NET CHANGE	1378	14	1386	2778	260	12		272	3050
STAGE 3											
73	770	BAY ST			108	108					108
74	66	BERRYMAN ST		1		1					1
75	48	BERRYMAN ST		1		1					1
76	539	CHURCH ST		13		13					13
77	17	ISABELLA ST		-2		-2					-2
78	441	WARD ST	-14			-14					-14
79	900	YONGE ST			50	50					50
TOTALS STAGE 3 :		CONSTRUCTION		15	158	171					171
		DEMOLITION	-14	-2		-16					-16
		NET CHANGE	-14	13	158	155					155
STAGE 4											
80	27	BELLAIR ST	2			2					2
81	118	CARLTON ST		-6		-6					-6
82	130	CARLTON ST	23		98	121					121
83	10	CAWTHRA SQ	3	-1		2					2
84	550	CHURCH ST	-1			-1					-1
85	57	DAVENPORT RD		-1		-1					-1
86	99	DAVENPORT RD		-1		-1					-1
87	101	DAVENPORT RD		-1		-1					-1
88	181	DUNDAS ST W	-1			-1					-1
89	183	DUNDAS ST W	-1			-1					-1

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1982) IN THE CENTRAL CORE

NO	MUNICIPAL ADDRESS	PRIVATE UNITS NON-FAMILY UNITS	PRIVATE UNITS FAMILY UNITS SUITABLE FOR CHILDREN YES	PRIVATE UNITS FAMILY UNITS SUITABLE FOR CHILDREN NO	PRIVATE UNITS FAMILY UNITS SUITABLE FOR CHILDREN ?	PRIVATE UNITS TOTAL	ASSISTED UNITS NON-FAMILY UNITS	ASSISTED UNITS FAMILY UNITS SUITABLE FOR CHILDREN YES	ASSISTED UNITS FAMILY UNITS SUITABLE FOR CHILDREN NO	ASSISTED UNITS FAMILY UNITS SUITABLE FOR CHILDREN ?	ASSISTED UNITS TOTAL	GRAND TOTAL
STAGE 4												
90	185 DUNDAS ST W	-1				-1						-1
91	187 DUNDAS ST W	-1				-1						-1
92	189 DUNDAS ST W	-1				-1						-1
93	20 DUNDONALD ST	1				1						1
94	22 DUNDONALD ST	1				1						1
95	88 GLOUCESTER ST	1	1			2						2
96	114 HAZELTON AV	1	1			2						2
97	114 A HAZELTON AV	1	1			2						2
98	116 HAZELTON AV	1	1			2						2
99	46 MC GILL ST		1			1						1
100	48 MC GILL ST		1			1						1
101	58 MC GILL ST		1			1						1
102	89 MUTUAL ST	2	-1			1						1
103	112 SCOLLARD ST		-1			-1						-1
104	844 YONGE ST		-2			-2						-2
TOTALS STAGE 4	CONSTRUCTION	36	7	98		141						141
	DEMOLITION	-6	-14			-20						-20
	NET CHANGE	30	-7	98		121						121
STAGE 5												
105	40 ASQUITH AV						132	60	192		192	192
106	1132 BAY ST			25		25						25
107	77 CARLTON ST		10	120		130						130
108	197 CHURCH ST		-1			-1						-1
109	38 EARL ST	1	6			7						7
110	77 ELM ST	96		23		119						119
111	71 FRONT ST E	29		25		54						54
112	8 GLOUCESTER ST		-1			-1						-1
113	61 HAZELTON AV		-1			-1						-1
114	114 HAZELTON AV		-1			-1						-1
115	116 HAZELTON AV		-1			-1						-1
116	33 A HOMEWOOD AV	2				2						2
117	73 ISABELLA ST	1				1						1
118	174 JARVIS ST		-1			-1						-1
119	180 JARVIS ST											0
120	192 JARVIS ST	1		48		48						48
121	55 MAITLAND PL	26		343		369						369
122	101 MC GILL ST		7			7						7
123	25 MUTUAL ST						33	64	97		97	97
124	83 MUTUAL ST	3	-1			2						2
125	97 MUTUAL ST	-3				-3						-3
126	207 QUEENS QUAY W	16		56		72						72
127	112 SCOLLARD ST	1				1						1
128	11 ST THOMAS ST		1			1						1
129	55 THE ESPLANADE						90	76	166		166	166
130	644 YONGE ST						113	62	175		175	175
TOTALS STAGE 5	CONSTRUCTION	175	24	641		840	368	262	630		630	1470
	DEMOLITION	-3	-7			-10						-10
	NET CHANGE	172	17	641		830	368	262	630		630	1460

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1982) IN THE CENTRAL CORE

NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	
STAGE 6										
131	20 BERRYMAN ST		1		1					1
132	22 BERRYMAN ST		1		1					1
133	24 BERRYMAN ST		1		1					1
134	278 BLOOR ST E	23		157	180					180
135	150 BLOOR ST W	43		88	131					131
136	48 CARLTON ST	34	22	266	322					322
137	35 CHURCH ST	175		131	306					306
138	195 CHURCH ST		2		2					2
139	164 CUMBERLAND ST	16		16	32					32
140	71 GRANBY ST		1		1					1
141	73 GRANBY ST		1		1					1
142	75 GRANBY ST		1		1					1
143	255 JARVIS ST			84	84					84
144	280 SIMCOE ST	31		106	137					137
145	22 ST JOSEPH ST		1		1					1
146	195 ST PATRICK ST	21		67	88					88
147	211 ST PATRICK ST	12		105	117					117
148	55 WELLESLEY ST E	8		33	41					41
149	26 WELLINGTON ST E	20		101	121					121
150	877 YONGE ST					70			70	70
TOTALS STAGE 6 :	CONSTRUCTION	383	31	1124	1538	70			70	1608
	DEMOLITION									
	NET CHANGE	383	31	1124	1538	70			70	1608
STAGE 7										
151	38 ASQUITH AV	-1			-1					-1
152	380 BLOOR ST E	25		137	162					162
153	71 CHARLES ST E			100	100					100
154	223 CHURCH ST			-1	-1					-1
155	580 CHURCH ST		-1		-1					-1
156	582 CHURCH ST		-1		-1					-1
157	589 CHURCH ST					7	5		12	12
158	22 EARL ST	1			1					1
159	78 GERRARD ST E		-2		-2					-2
160	80 GERRARD ST E		-1		-1					-1
161	93 GRENVILLE ST		-1		-1					-1
162	24 GROSVENOR ST		-1		-1					-1
163	10 HAZELTON AV	2	-1		1					1
164	40 HAZELTON AV	-1		-5	-6					-6
165	108 HAZELTON AV		1		1					1
166	112 HAZELTON AV		1		1					1
167	192 JARVIS ST	-36			-36					-36
168	441 JARVIS ST	-14			-14					-14
169	520 JARVIS ST	188			188					188
170	288 KING ST W		-1		-1					-1
171	71 MUTUAL ST	2	-1		1					1
172	189 MUTUAL ST	1			1					1
173	181 MUTUAL ST	1			1					1
174	183 MUTUAL ST	1			1					1
175	14 ST JOSEPH ST		1		1					1

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1982) IN THE CENTRAL CORE

NO	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 7												
176	65 ST NICHOLAS ST	-6				-6						-6
177	17 YORKVILLE AV	1	1			2						2
TOTALS STAGE 7 :	CONSTRUCTION	202	4	337		443	7	5			12	455
	DEMOLITION	-58	-10	-8		-76						-76
	NET CHANGE	144	-6	331		369	7	5			12	381
CENTRAL CORE TOTAL ALL STAGES:	CONSTRUCTION	3001	158	4368		7525	1080	17	290		1387	8912
	DEMOLITION	-81	-47	-28		-156						-156
	NET CHANGE	2920	108	4340		7368	1080	17	290		1387	8756

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1982) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 1												
178	108 BEVERLEY ST		-1			-1						-1
179	239 BEVERLEY ST	1	2			3						3
180	241 BEVERLEY ST		6			6						6
181	222 BLOOR ST W			89		89						89
182	280 BLOOR ST W	43		87		130						130
183	8 BOWMAN ST		-1			-1						-1
184	8 BULWER ST		1			1						1
185	10 BULWER ST		1			1						1
186	12 BULWER ST		1			1						1
187	14 BULWER ST		1			1						1
188	16 BULWER ST		1			1						1
189	18 BULWER ST		1			1						1
190	20 BULWER ST		1			1						1
191	22 BULWER ST		1			1						1
192	24 BULWER ST		1			1						1
193	26 BULWER ST		1			1						1
194	233 COLLEGE ST	10				10						10
195	382 DAVENPORT RD	-5				-5						-5
196	325 DUFFERIN ST	2		173		175						175
197	406 DUNDAS ST W		2			2						2
198	412 DUNDAS ST W		2			2						2
199	546 DUNDAS ST W		-1			-1						-1
200	27 ELGIN AV		2			2						2
201	43 ELGIN AV		1			1						1
202	320 GEORGE ST	60		21		81						81
203	376 GEORGE ST											0
204	275 JARVIS ST	49		164		213						213
205	12 A KENSINGTON AV		-1			-1						-1
206	60 KENSINGTON AV		9			9						9
207	18 LOWTHER AV		1			1						1
208	20 LOWTHER AV		1			1						1
209	20 A LOWTHER AV		1			1						1
210	22 LOWTHER AV		1			1						1
211	24 LOWTHER AV		1			1						1
212	38 LOWTHER AV		3			3						3
213	60 LOWTHER AV		6			6						6
214	78 LOWTHER AV		3			3						3
215	83 MADISON AV	1	-13			-12						-12
216	205 OAK ST						81	68	23		149	149
217	8 PEMBROKE ST	7	3			10						10
218	540 QUEEN ST E						44				44	44
219	455 QUEEN ST W		2			2						2
220	607 QUEEN ST W		3			3						3
221	417 QUEENS QUAY W	20		53		73						73
222	441 QUEENS QUAY W	5		58		63						63
223	460 QUEENS QUAY W	25		73		98						98
224	530 R RICHMOND ST W	3				3						3
225	532 RICHMOND ST W		-1			-1						-1
226	61 RIVER ST		3			3						3
227	85 SCADDING AV	107		102		209						209
228	182 SHERBOURNE ST		3			3						3
229	310 SPADINA AV	40		4		44						44

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1982) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	FAMILY UNITS SUITABLE FOR CHILDREN %	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	FAMILY UNITS SUITABLE FOR CHILDREN NO	FAMILY UNITS SUITABLE FOR CHILDREN %	TOTAL	
STAGE 1												
230	61 SUMACH ST		-1			-1						-1
231	63 SUMACH ST		-1			-1						-1
232	24 VANAULEY ST						58	6	70		134	134
233	103 WALNUT AV	1				1						1
234	1 WASCANA AV		1			1						1
235	3 WASCANA AV		1			1						1
236	5 WASCANA AV		1			1						1
237	7 WASCANA AV		1			1						1
238	9 WASCANA AV		1			1						1
239	25 WASCANA AV		1			1						1
240	27 WASCANA AV		1			1						1
241	28 WASCANA AV		1			1						1
242	29 WASCANA AV		1			1						1
243	30 WASCANA AV		1			1						1
244	31 WASCANA AV		1			1						1
245	32 WASCANA AV		1			1						1
246	33 WASCANA AV		1			1						1
247	34 WASCANA AV		1			1						1
248	35 WASCANA AV		1			1						1
249	36 WASCANA AV		1			1						1
250	37 WASCANA AV		1			1						1
251	38 WASCANA AV		1			1						1
252	39 WASCANA AV		1			1						1
253	40 WASCANA AV		1			1						1
254	42 WASCANA AV		1			1						1
255	517 WELLINGTON ST W	40		51		91						91
TOTALS STAGE 1 :	CONSTRUCTION	414	55	855		1365	183	71	93		337	1682
	DEMOLITION	-5	-20			-25						-25
	NET CHANGE	409	55	855		1330	183	71	93		337	1667
STAGE 2												
256	511 ADELAIDE ST W	-2				-2						-2
257	46 AVENUE RD			170		170						170
258	66 AVENUE RD	7		33		40						40
259	70 BLEECKER ST		15			15						15
260	185 BLEECKER ST			144		144						144
261	77 HARBOUR SQ	72		414		486						486
262	119 JOHN ST		-1			-1						-1
263	190 JOHN ST			15		15						15
264	580 ONTARIO ST		14			14						14
265	405 SHERBOURNE ST	44		44		88						88
266	180 SPADINA AV			18		18						18
267	184 SPADINA AV	8		50		58						58
268	230 SPADINA AV	20		96		116						116
269	201 WELLESLEY ST E			182		182						182
270	225 WELLESLEY ST E			113		113						113
271	436 R WELLESLEY ST E		6			6						6
TOTALS STAGE 2 :	CONSTRUCTION	151	35	1258		1444						1444
	DEMOLITION	-2	-1			-3						-3
	NET CHANGE	149	34	1258		1441						1441

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1982) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

		MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
			NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	
GE 3											
2	524	HURON ST		1		1					1
3	309	ONTARIO ST		-1		-1					-1
4	84	OXFORD ST		-1		-1					-1
5	11	SULLIVAN ST					12	19		31	31
TALS STAGE 3 :		CONSTRUCTION		1		1	12	19		31	32
		DEMOLITION		-2		-2					-2
		NET CHANGE		-1		-1	12	19		31	30
GE 4											
6	42	ADMIRAL RD	1			1					1
7	11	ALBANY AV						3		3	3
8	13	ALBANY AV						3		3	3
4	34	BALSAM AV		-1		-1					-1
6	56	BERNARD AV		1		1					1
1	480	BLOOR ST W	-1	-1		-2					-2
2	511	BLOOR ST W		-2		-2					-2
3	539	BLOOR ST W		-1		-1					-1
4	7	BOWMAN ST		1		1					1
5	7 A	BOWMAN ST		1		1					1
6	9	BOWMAN ST		1		1					1
7	126	BRUNSWICK AV	1			1					1
8	312	BRUNSWICK AV	3	-2		1					1
9	408	BRUNSWICK AV	1	1		2					2
0	414	DUNDAS ST W		-1		-1					-1
1	185	GERRARD ST E	1	1		2					2
2	188 A	GERRARD ST E	1	1		2					2
3	238	GERRARD ST E		-1		-1					-1
4	238	GERRARD ST E	1	1		2					2
5	238 A	GERRARD ST E		-1		-1					-1
6	238 A	GERRARD ST E	1	2		3					3
7	262	GERRARD ST E		-2		-2					-2
8	81	HARBORD ST	-2			-2					-2
9	31	HOWARD ST	-1			-1					-1
0	467	KING ST E		-1		-1					-1
1	48	MICHENER CT		1		1					1
2	184	PORTLAND ST		-2		-2					-2
3	55	PRINCE ARTHUR AV		5	61	66					66
4	423	QUEEN ST E		-3		-3					-3
5	423	QUEEN ST E		1		1					1
6	333	QUEEN ST W	-1			-1					-1
7	333	QUEEN ST W	-2			-2					-2
8	335	QUEEN ST W	-2			-2					-2
9	335	QUEEN ST W		-1		-1					-1
0	285	RICHMOND ST W		-1		-1					-1
1	30	RIVER ST						6		6	6
2	27	SACKVILLE PL		1		1					1
3	29	SACKVILLE PL		1		1					1
4	31	SACKVILLE PL		1		1					1
5	33	SACKVILLE PL		1		1					1
6	249	SPADINA AV		3		3					3
7	204	ST GEORGE ST		-1		-1					-1
8	39	SULLIVAN ST		-1		-1		3		3	2

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1982) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	
STAGE 4										
319	48 SUMACH ST		-1		-1					-1
320	58 SUMACH ST		-1		-1					-1
321	61 WALMER RD	4	-2		2					2
322	163 WALMER RD	3	-1		2					2
323	310 WELLESLEY ST E		1		1					1
324	310 A WELLESLEY ST E		1		1					1
325	312 WELLESLEY ST E		1		1					1
326	312 A WELLESLEY ST E		1		1					1
327	312 B WELLESLEY ST E		1		1					1
328	312 C WELLESLEY ST E		1		1					1
329	18 WHITAKER AV		1		1					1
TOTALS STAGE 4 :	CONSTRUCTION	17	31	81	108	15		15		124
	DEMOLITION	-9	-27		-36					-36
	NET CHANGE	8	4	81	73	15		15		88
STAGE 5										
330	575 ADELAIDE ST W	51		98	149					149
331	43 ALBANY AV	2			2					2
332	60 ALBANY AV	-2	1		-1					-1
333	88 ALBANY AV	1			1					1
334	112 ALBANY AV		2		2					2
335	148 ALBANY AV		-1		-1					-1
336	42 ALCORN AV		1		1					1
337	182 AMELIA ST		-1		-1					-1
338	78 AVENUE RD		-1		-1					-1
339	80 AVENUE RD		-2		-2					-2
340	88 AVENUE RD		-2		-2					-2
341	114 AVENUE RD		-1		-1					-1
342	19 BALDWIN ST	-2	1		-1					-1
343	442 BATHURST ST		1		1					1
344	180 BEDFORD RD	1		7	8					8
345	326 BERKELEY ST	2			2					2
346	376 BERKELEY ST	-3	2		-1					-1
347	100 BEVERLEY ST	11	1		12					12
348	202 BEVERLEY ST		1		1					1
349	380 BLOOR ST W	3	1		5					5
350	79 BRUNSWICK AV	3	-1		2					2
351	315 BRUNSWICK AV					3		3		3
352	316 BRUNSWICK AV					3		3		3
353	413 BRUNSWICK AV	-3	1		-2					-2
354	487 BRUNSWICK AV	2	-1		1					1
355	534 BRUNSWICK AV	3			3					3
356	358 CARLTON ST		1		1					1
357	87 CHICORA AV	1			1					1
358	366 COLLEGE ST		2		2					2
359	338 COLLEGE ST		6		6					6
360	422 COLLEGE ST	1			1					1
361	88 D'ARCY ST		1		1					1
362	368 DAVENPORT RD		1		1					1
363	384 DAVENPORT RD	2			2					2
364	12 DERMOTT PL		-1		-1					-1
365	346 DUNDAS ST E		1		1					1

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1982) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	%	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	%	TOTAL	
STAGE 5												
366	370 DUNDAS ST E		-1			-1						-1
367	330 DUNDAS ST W		1			1						1
368	511 S EASTERN AV		-1			-1						-1
369	513 EASTERN AV		-1			-1						-1
370	43 ELGIN AV		1			1						1
371	180 FREDERICK ST			84		84						84
372	181 GERRARD ST E		1			1						1
373	202 GERRARD ST E	2	-1			1						1
374	204 GERRARD ST E	2	-1			1						1
375	180 HARBORD ST		-1			-1						-1
376	27 HOWARD ST	-1				-1						-1
377	33 HOWARD ST		-1			-1						-1
378	15 HOWLAND AV							3			3	3
379	16 HOWLAND AV						2	1			3	3
380	18 HOWLAND AV						2	1			3	3
381	72 HOWLAND AV	1	1			2						2
382	480 HURON ST		-1			-1	3	2			5	4
383	482 HURON ST		-1			-1	3	2			5	4
384	486 HURON ST	1	1			2						2
385	91 KENDAL AV	1	2			3						2
386	94 KENDAL AV		-2			-2						-2
387	72 KENSINGTON AV		-1			-1						-1
388	726 KING ST W	393	56	255		704						704
389	48 MADISON AV	12	-1			11						11
390	133 MADISON AV	2				2						2
391	94 MASSEY ST	1				1						1
392	8 MILLINGTON ST		1			1						1
393	10 MILLINGTON ST		1			1						1
394	12 MILLINGTON ST		1			1						1
395	14 MILLINGTON ST		1			1						1
396	16 MILLINGTON ST		1			1						1
397	18 MILLINGTON ST		1			1						1
398	473 ONTARIO ST		1			1						1
399	475 ONTARIO ST		1			1						1
400	477 ONTARIO ST		1			1						1
401	286 PARLIAMENT ST		1			1						1
402	420 PARLIAMENT ST		-1			-1						-1
403	39 PEMBROKE ST		1			1						1
404	74 PEMBROKE ST		1			1						1
405	78 PEMBROKE ST	3	1			4						4
406	16 PHOEBE ST		1			1						1
407	16 A PHOEBE ST		1			1						1
408	18 PHOEBE ST		1			1						1
409	18 A PHOEBE ST		1			1						1
410	20 PHOEBE ST		1			1						1
411	20 A PHOEBE ST		1			1						1
412	22 PHOEBE ST		1			1						1
413	22 A PHOEBE ST		1			1						1
414	24 PHOEBE ST		1			1						1
415	24 A PHOEBE ST		1			1						1
416	471 QUEEN ST E		-1			-1						-1
417	259 QUEEN [illegible] W	-1				-1						-1

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1982) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	
STAGE 5										
418	271 QUEEN ST W	-1			-1					-1
419	472 RICHMOND ST E	1			1					1
420	287 RICHMOND ST W		-1		-1					-1
421	324 RICHMOND ST W		-1		-1					-1
422	588 RICHMOND ST W		1		1					1
423	48 RIVER ST	1			1					1
424	185 ROXBOROUGH ST W	1			1					1
425	108 SACKVILLE ST	2			2					2
426	110 SACKVILLE ST	2			2					2
427	112 SACKVILLE ST	2			2					2
428	114 SACKVILLE ST	2			2					2
429	455 SACKVILLE ST	-2	1		-1					-1
430	457 SACKVILLE ST	-2	1		-1					-1
431	125 SCADDING AV					88	28	90	208	208
432	83 SEATON ST	2	-1		1					1
433	122 SHERBOURNE ST		-1		-1					-1
434	124 SHERBOURNE ST		-1		-1					-1
435	56 SOHO SQ		1		1					1
436	580 SPADINA CR	3	-2		1					1
437	128 SPADINA RD	3			3					3
438	330 ST GEORGE ST	1	1		2					2
439	287 SUMACH ST	1			1					1
440	85 SUSSEX AV	2			2					2
441	156 SUSSEX MEWS	2			2					2
442	18 TRACY ST		-1		-1					-1
443	20 TRACY ST		-1		-1					-1
444	22 TRACY ST		-1		-1					-1
445	81 WALMER RD		1		1					1
446	82 WALMER RD	1			1					1
447	126 WALMER RD	2	2		4					4
448	133 WALMER RD		-1		-1					-1
449	601 WELLINGTON ST W	1			1					1
450	1058 YONGE ST	-1			-1					-1
TOTALS STAGE 5 :	CONSTRUCTION	529	118	424	1071	88	43	90	231	1302
	DEMOLITION	-18	-37		-55					-55
	NET CHANGE	511	81	424	1016	88	43	90	231	1247
STAGE 6										
451	7 ABERDEEN AV		1		1					1
452	50 ARNOLD AV		1		1					1
453	52 ARNOLD AV		1		1					1
454	54 ARNOLD AV		1		1					1
455	56 ARNOLD AV		1		1					1
456	58 ARNOLD AV		1		1					1
457	60 ARNOLD AV		1		1					1
458	62 ARNOLD AV		1		1					1
459	64 ARNOLD AV		1		1					1
460	66 ARNOLD AV		1		1					1
461	157 AUGUSTA AV		1		1					1
462	3 BOWMAN ST		1		1					1
463	5 BOWMAN ST		1		1					1
464	9 D'ARCY ST		1		1					1

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1983) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	
STAGE 6										
465	476 DUNDAS ST W		1		1					1
466	17 HURON ST		1		1					1
467	19 HURON ST		1		1					1
468	79 LOWTHER AV		1		1					1
469	79 A LOWTHER AV		1		1					1
470	81 LOWTHER AV		1		1					1
471	81 A LOWTHER AV		1		1					1
472	83 LOWTHER AV		1		1					1
473	83 A LOWTHER AV		1		1					1
474	186 MILAN ST		1		1					1
475	188 MILAN ST		1		1					1
476	200 MILAN ST		1		1					1
477	187 ONTARIO ST		1		1					1
478	189 ONTARIO ST		1		1					1
479	492 ONTARIO ST		1		1					1
480	492 A ONTARIO ST		1		1					1
481	494 ONTARIO ST		1		1					1
482	496 ONTARIO ST		1		1					1
483	498 ONTARIO ST		1		1					1
484	500 ONTARIO ST		1		1					1
485	502 ONTARIO ST		1		1					1
486	504 ONTARIO ST		1		1					1
487	506 ONTARIO ST		1		1					1
488	508 ONTARIO ST		1		1					1
489	508 A ONTARIO ST		1		1					1
490	550 ONTARIO ST					78	31	72	181	181
491	12 PHOEBE ST		1		1					1
492	12 A PHOEBE ST		1		1					1
493	14 PHOEBE ST		1		1					1
494	14 A PHOEBE ST		1		1					1
495	26 POULETT ST		1		1					1
496	28 POULETT ST		1		1					1
497	349 SHUTER ST		1		1					1
498	37 SOHO SQ		1		1					1
499	39 SOHO SQ		1		1					1
500	41 SOHO SQ		1		1					1
501	43 SOHO SQ		1		1					1
502	44 SOHO SQ		1		1					1
503	45 SOHO SQ		1		1					1
504	46 SOHO SQ		1		1					1
505	47 SOHO SQ		1		1					1
506	48 SOHO SQ		1		1					1
507	49 SOHO SQ		1		1					1
508	50 SOHO SQ		1		1					1
509	51 SOHO SQ		1		1					1
510	52 SOHO SQ		1		1					1
511	53 SOHO SQ		1		1					1
512	54 SOHO SQ		1		1					1
513	55 SOHO SQ		1		1					1
514	56 SOHO SQ		1		1					1
515	58 SOHO SQ		1		1					1

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1982) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

MD	MUNICIPAL ADDRESS	PRIVATE UNITS: NON-FAMILY UNITS	PRIVATE UNITS: FAMILY UNITS SUITABLE FOR CHILDREN: YES	PRIVATE UNITS: FAMILY UNITS SUITABLE FOR CHILDREN: NO	PRIVATE UNITS: FAMILY UNITS SUITABLE FOR CHILDREN: ?	PRIVATE UNITS: TOTAL	ASSISTED UNITS: NON-FAMILY UNITS	ASSISTED UNITS: FAMILY UNITS SUITABLE FOR CHILDREN: YES	ASSISTED UNITS: FAMILY UNITS SUITABLE FOR CHILDREN: NO	ASSISTED UNITS: FAMILY UNITS SUITABLE FOR CHILDREN: ?	ASSISTED UNITS: TOTAL	GRAND TOTAL
STAGE 6												
516	35 ST PAUL ST		1			1						1
517	2 SYDENHAM ST		1			1						1
518	4 SYDENHAM ST		1			1						1
519	6 SYDENHAM ST		1			1						1
520	8 SYDENHAM ST		1			1						1
521	12 SYDENHAM ST		1			1						1
522	14 SYDENHAM ST		1			1						1
523	16 SYDENHAM ST		1			1						1
524	18 SYDENHAM ST		1			1						1
52<	17 SYDENHAM ST		1			1						1
525	16 SYDENHAM ST		1			1						1
527	19 SYDENHAM ST		1			1						1
528	20 SYDENHAM ST		1			1						1
529	21 SYDENHAM ST		1			1						1
530	22 SYDENHAM ST		1			1						1
531	23 SYDENHAM ST		1			1						1
532	24 SYDENHAM ST		1			1						1
533	26 SYDENHAM ST		1			1						1
534	28 SYDENHAM ST		1			1						1
535	30 SYDENHAM ST		1			1						1
536	34 SYDENHAM ST		1			1						1
537	35 SYDENHAM ST		1			1						1
538	36 SYDENHAM ST		1			1						1
539	37 SYDENHAM ST		1			1						1
540	38 SYDENHAM ST		1			1						1
541	40 SYDENHAM ST		1			1						1
542	178 THE ESPLANADE						154	51	98		303	303
543	5 TREFANN ST		1			1						1
544	7 TREFANN ST		1			1						1
545	61 WALES AV						15	15			30	30
TOTALS STAGE 6 :	CONSTRUCTION		92			92	247	97	170		514	606
	DEMOLITION											
	NET CHANGE		92			92	247	97	170		514	606
STAGE 7												
546	736 ADELAIDE ST W		-1			-1						-1
547	736 ADELAIDE ST W		-1			-1						-1
548	84 ADMIRAL RD	2				2						2
549	140 ALBANY AV		1			1						1
550	197 AVENUE RD		-1			-1						-1
551	199 AVENUE RD		-1			-1						-1
552	201 AVENUE RD		-1			-1						-1
553	203 AVENUE RD		-1			-1						-1
554	114 BEDFORD RD	2	1			3						3
555	106 BERKELEY ST		-1			-1						-1
556	223 BERKELEY ST		1			1						1
557	225 BERKELEY ST		1			1						1
558	227 BERKELEY ST		1			1						1
559	229 BERKELEY ST		1			1						1
560	84 BERNARD AV		-1			-1						-1
561	84 BERNARD AV	6	-1			5						5
562	492 BRUNSWICK AV		1			1						1

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1982) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 7												
583	187 CARLTON ST											0
584	189 CARLTON ST											0
585	386 DUNDAS ST E	6				6						6
586	388 DUNDAS ST W		-3			-3	1				1	-2
587	55 DUPONT ST	-2	1			-1						-1
588	409 DUPONT ST		-2			-2						-2
589	388 GEORGE ST	1				1						1
590	214 GERRARD ST E	1				1						1
591	124 HARBORD ST		-1			-1						-1
592	35 HOWARD ST		-1			-1						-1
593	185 HOWLAND AV	-1				-1						-1
594	572 HURON ST	5	-1			4						4
595	589 HURON ST	1				1						1
596	607 HURON ST	1	1			2						2
597	664 HURON ST	2				2						2
598	666 HURON ST	1	1			2						2
599	275 JARVIS ST	-19		-3		-22						-22
600	246 LIPPINCOTT ST	1				1						1
601	148 MADISON AV	5				5						5
602	176 MADISON AV	-3	2			-1						-1
603	49 MICHENER CT		1			1						1
604	50 MICHENER CT		1			1						1
605	51 MICHENER CT		1			1						1
606	52 MICHENER CT		1			1						1
607	53 MICHENER CT		1			1						1
608	54 MICHENER CT		1			1						1
609	55 MICHENER CT		1			1						1
610	56 MICHENER CT		1			1						1
611	57 MICHENER CT		1			1						1
612	31 MITCHELL AV		-1			-1						-1
613	31 MITCHELL AV		1			1						1
614	33 MITCHELL AV		1			1						1
615	61 MITCHELL AV		-1			-1						-1
616	61 MITCHELL AV		1			1						1
617	680 ONTARIO ST		-1			-1						-1
618	142 PARLIAMENT ST	-1				-1						-1
619	305 PARLIAMENT ST	-1				-1						-1
620	91 PEMBROKE ST	3	-1			2						2
621	105 PEMBROKE ST	3	3			6						6
622	115 PEMBROKE ST	3	4			7						7
623	32 POULETT ST		1			1						1
624	34 POULETT ST		1			1						1
625	36 POULETT ST		1			1						1
626	38 POULETT ST		1			1						1
627	33 PRINCE ARTHUR AV		1			1						1
628	37 PRINCE ARTHUR AV											0
629	167 QUEEN ST E	4				4						4
630	355 QUEEN ST E		-1			-1						-1
631	357 QUEEN ST E		-1			-1						-1
632	359 QUEEN ST E		-1			-1						-1
633	510 QUEEN ST E	1				1						1
634	515 QUEEN ST E	-1				-1						-1

CITY MONITOR 63 - RESIDENTIAL DEVELOPMENT (1983) IN THE CENTRAL AREA OUTSIDE THE CENTRAL CORE (RESIDUAL CENTRAL AREA)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	*	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	*	TOTAL	
STAGE 7												
615	250 QUEEN ST W	2	1			3						3
616	324 RICHMOND ST W		-1			-1						-1
617	14 SALISBURY AV		-1			-1						-1
618	15 SCADDING AV						180	29	72		281	281
619	250 SHERBOURNE ST		1			1						1
620	609 SHERBOURNE ST		-1			-1						-1
621	611 SHERBOURNE ST		-1			-1						-1
622	124 SHUTER ST	1	1			2						2
623	126 SHUTER ST	3	-1			3						3
624	130 SHUTER ST	4	-1			3						3
625	134 SHUTER ST		-1			-1						-1
626	134 SHUTER ST	4				4						4
627	136 SHUTER ST		-1			-1						-1
628	138 SHUTER ST	2	2			4						4
629	160 SHUTER ST	2	-1			1						1
630	442 SPADINA AV		-1			-1						-1
631	35 ST PAUL ST		-1			-1						-1
632	11 TRANBY AV		3			3						3
633	136 WALMER RD	4	-2			2						2
634	310 WELLESLEY ST E		-2			-2						-2
635	312 WELLESLEY ST E		-1			-1						-1
TOTALS STAGE 7 :	CONSTRUCTION	69	43			110	181	29	72		282	392
	DEMOLITION	-28	-40	-3		-69						-69
	NET CHANGE	41	3	-3		41	181	29	72		282	323
RESIDUAL CENTRAL AREA TOTALS ALL STAGES :	CONSTRUCTION	1180	406	2598		4184	701	274	425		1400	5584
	DEMOLITION	-62	-127	-3		-192						-192
	NET CHANGE	1118	279	2595		3992	701	274	425		1400	5392

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1982) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 1												
636	30 BALMORAL AV		10			10						10
637	155 BALMORAL AV	-80	-2			-80						-80
638	334 BATHURST ST		-1			-1						-1
639	1863 BLOOR ST W	-2				-2						-2
640	2100 BLOOR ST W						342		32		374	374
641	18 CAMBRIDGE AV		13			13						13
642	426 COXWELL AV						2	9			11	11
643	3534 DANFORTH AV						70				70	70
644	70 DE LISLE AV		8			8						8
645	48 DEWSON ST		-2			-2						-2
646	1283 DUNDAS ST W						155				155	155
647	476 DUPONT ST		-1			-1						-1
648	1245 DUPONT ST						157	49	244		450	450
649	67 EDGEWOOD AV	-1				-1						-1
650	73 EDGEWOOD AV	-1				-1						-1
651	780 EGLINTON AV W			-80		-80						-80
652	800 EGLINTON AV W	-32		-3		-35						-35
653	840 EGLINTON AV W	-27		-12		-39						-39
654	59 ELDERWOOD DR		-1			-1						-1
655	82 FALCON ST		-4			-4						-4
656	283 GLADSTONE AV	-5				-5						-5
657	919 GREENWOOD AV		-1			-1						-1
658	921 GREENWOOD AV		-1			-1						-1
659	101 HANSON ST	22	188	130		330						330
660	35 JACKES AV			32		32						32
661	172 KENILWORTH AV		-1			-1						-1
662	1338 KING ST W	-5				-5						-5
663	1481 KING ST W						63				63	63
664	687 LANSDOWNE AV		-1			-1						-1
665	299 MARKHAM ST	-3				-3						-3
666	104 MILLER ST		-1			-1						-1
667	137 OSSINGTON AV		-1			-1						-1
668	74 RONCESVALLES AV		-1			-1						-1
669	48 SHAFTESBURY AV		-1			-1						-1
670	186 SHELDRAKE BLVD		-1			-1						-1
671	9 SHERBOURNE ST N		3			3						3
672	6 SHERWOOD AV	118				118						118
673	117 SPRINGHURST AV						218		46		265	265
674	800 VICTORIA PARK AV						178				178	178
675	88 WALPOLE AV						64		108		172	172
676	1978 YONGE ST		1			1						1
677	2339 YONGE ST	210		28		238	70		33		103	341
678	2900 YONGE ST	3		71		73						73
TOTALS STAGE 1	CONSTRUCTION	352	703	261		816	1317	88	483		1838	3654
	DEMOLITION	-138	-20	-75		-233						-233
	NET CHANGE	214	183	186		583	1317	88	483		1838	3421
STAGE 2												
679	202 BATHURST ST	3				3						3
680	1352 BATHURST ST		10			10						10
681	178 BROADVIEW AV		8			8						8
682	1088 DAVENPORT RD						178				178	178
683	197 DE GRASSI ST											0
684	197 R DE GRASSI ST		8			8						8

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1982) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 2												
685	842 R DUFFERIN ST		3			3						3
686	1110 DUNDAS ST W						114				114	114
687	810 EASTERN AV	51		32		83						83
688	67 EDGEWOOD AV		28			28						28
689	853 EGLINTON AV W	1		12		13						13
690	15 FISHER ST		10			10						10
691	254 HEATH ST W		33	183		198						198
692	255 KENNEDY AV	27	6			33						33
693	40 ORCHARD VIEW BLVD						69	34			103	103
694	30 ROSEHILL AV			32		32						32
695	2389 A ST CLAIR AV W		-1			-1						-1
696	2393 ST CLAIR AV W	-1				-1						-1
697	2395 ST CLAIR AV W		-1			-1						-1
698	58 WEST AV		1			1						1
699	280 WILLARD AV	-2				-2						-2
700	1145 YONGE ST	13	3	117		133						133
701	1400 YONGE ST	312		340		652	368				368	1018
TOTALS STAGE 2 :	CONSTRUCTION	406	109	696		1211	724	34			758	1969
	DEMOLITION	-3	-2			-5						-5
	NET CHANGE	403	107	696		1206	724	34			758	1964
STAGE 3												
702	55 BEATY AV	2	-4			-2						-2
703	837 CRAVEN RD		1			1						1
704	78 DONLANDS AV		1			1						1
705	194 DUNN AV	28				28						28
706	1812 DUPONT ST		-1			-1						-1
707	872 KINGSTON RD		8			8						8
TOTALS STAGE 3 :	CONSTRUCTION	30	10			40						40
	DEMOLITION		-5			-5						-5
	NET CHANGE	30	5			35						35
STAGE 4												
708	111 ALCORN AV		1			1						1
709	111 A ALCORN AV		1			1						1
710	113 ALCORN AV		1			1						1
711	115 ALCORN AV		1			1						1
712	282 ANNETTE ST		1			1						1
713	284 ANNETTE ST		1			1						1
714	286 ANNETTE ST		1			1						1
715	176 ARGYLE ST		-2			-2						-2
716	178 ARGYLE ST		-1			-1						-1
717	34 BALSAM AV		1			1						1
718	294 BARTLETT AV		-1			-1						-1
719	1831 BATHURST ST		3			3						3
720	1458 BAYVIEW AV		-1			-1						-1
721	1458 BAYVIEW AV		3			3						3
722	74 BEACONSFIELD AV		1			1						1
723	79 BEACONSFIELD AV		1			1						1
724	81 BEACONSFIELD AV		1			1						1
725	81 A BEACONSFIELD AV		1			1						1
726	83 BEACONSFIELD AV		1			1						1
727	83 A BEACONSFIELD AV		1			1						1

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1982) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	? TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	? TOTAL	
STAGE 4										
728	84 BEATY AV	-3			-3					-3
729	86 BEATY AV		-3		-3					-3
730	19 BEECH AV		1		1					1
731	2282 BLOOR ST W		-1		-1					-1
732	2284 BLOOR ST W		-1		-1					-1
733	1 BRACONDALE HILL RD		1		1					1
734	1 A BRACONDALE HILL RD		1		1					1
735	1 B BRACONDALE HILL RD		1		1					1
736	1 C BRACONDALE HILL RD		1		1					1
737	1 D BRACONDALE HILL RD		1		1					1
738	3 BRACONDALE HILL RD		1		1					1
739	25 BRIAR HILL AV		-2		-2					-2
740	267 BROADVIEW AV	8			8					8
741	226 BROADWAY AV	-1			-1					-1
742	228 BROADWAY AV		1		1					1
743	76 BURTON RD		1		1					1
744	78 BURTON RD		1		1					1
745	80 BURTON RD		1		1					1
746	33 CASTLEFIELD AV		-1		-1					-1
747	36 CASTLEFIELD AV		-1		-1					-1
748	73 CLUNY DR		1		1					1
749	976 COLLEGE ST		-1		-1					-1
750	17 COLUMBINE AV		1		1					1
751	18 COLUMBINE AV		1		1					1
752	156 COWAN AV		2		2					2
753	36 CRESCENT RD		3		2					2
754	34 CURZON ST	6	7		13					13
755	12 DALE AV	-5	1		-4					-4
756	341 DANFORTH AV		-1		-1					-1
757	1044 DAVENPORT RD		1		1					1
758	1046 DAVENPORT RD		1		1					1
759	1048 DAVENPORT RD		1		1					1
760	191 DE GRASSI ST		1		1					1
761	193 DE GRASSI ST		-1		-1					-1
762	193 DE GRASSI ST		1		1					1
763	195 DE GRASSI ST		1		1					1
764	597 DELAWARE AV N		2		2					2
765	597 DELAWARE AV N	-2			-2					-2
766	681 DOVERCOURT RD	1	1		2					2
767	680 DOVERCOURT RD	1			1					1
768	14 DUGGAN AV		1		1					1
769	16 DUGGAN AV		-1		-1					-1
770	18 DUGGAN AV		1		1					1
771	784 DUNDAS ST W		-1		-1					-1
772	784 DUNDAS ST W		2		2					2
773	1161 DUNDAS ST W		1		1					1
774	1349 DUNDAS ST W		-2		-2					-2
775	1413 DUNDAS ST W		1		1					1
776	493 DURIE ST		-1		-1					-1
777	5 EATON AV	1			1					1
778	267 EUCLID AV		-1		-1					-1
779	483 EUCLID AV	1	-2		-1					-1

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1982) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

RD	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 4												
780	41 FOXBAR RD	1				1						1
781	385 FRANKLIN AV		1			1						1
782	30 GLEBE RD W	30		2		32						32
783	47 GLENDALE AV		-1			-1						-1
784	49 GLENDALE AV		-1			-1						-1
785	15 HALLAM ST	1				1						1
786	35 HEATH ST W		-1			-1						-1
787	59 HILLCREST DR		1			1						1
788	37 HILLSVIEW AV		1			1						1
789	39 HILLSVIEW AV		1			1						1
790	307 INDIAN GR		1			1						1
791	339 INDIAN GR		-1			-1						-1
792	80 LAKEVIEW AV		-1			-1						-1
793	84 LAKEVIEW AV		-2			-2						-2
794	4 LAMPORT AV		-7			-7						-7
795	439 LESLIE ST		35			35						35
796	277 LISGAR ST	-1				-1						-1
797	327 LONSDALE RD		-2			-2						-2
798	35 LYNDHURST AV	-1				-1						-1
799	11 MACDONELL AV		1			1						1
800	93 MARIA ST	2	2			4						4
801	37 MARMOT ST		-1			-1						-1
802	629 MERTON ST		-1			-1						-1
803	35 MILLWOOD RD		-1			-1						-1
804	35 MILLWOOD RD		1			1						1
805	44 MOORE AV		-1			-1						-1
806	44 MOORE AV		1			1						1
807	535 MOUNT PLEASANT RD		-1			-1						-1
808	175 MUNRO ST		1			1						1
809	175 A MUNRO ST		1			1						1
810	177 MUNRO ST		1			1						1
811	3 OAKLANDS AV		-1			-1						-1
812	426 OSSINGTON AV		-1			-1						-1
813	426 OSSINGTON AV		1			1						1
814	47 PETMAN AV		-1			-1						-1
815	1880 QUEEN ST E		-1			-1						-1
816	1287 QUEEN ST W		-1			-1						-1
817	1369 QUEEN ST W		-1			-1						-1
818	178 RANLEIGH AV		-1			-1						-1
819	178 RANLEIGH AV		1			1						1
820	188 RONAN AV		1			1						1
821	30 ROSEDALE RD		3			3						3
822	67 ROXBOROUGH DR		1			1						1
823	70 ROXBOROUGH DR		1			1						1
824	64 ROXBOROUGH ST E		1			1						1
825	66 ROXBOROUGH ST E		1			1						1
826	66 ROXBOROUGH ST E			-10		-10						-10
827	35 SALEM AV	1				1						1
828	33 SIDNEY ST		1			1						1
829	30 SOUDAN AV		-2			-2						-2
830	102 SOUTH KINGSWAY		1			1						1

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1982) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

MB	MUNICIPAL ADDRESS	PRIVATE UNITS: NON-FAMILY UNITS	PRIVATE UNITS: FAMILY UNITS: SUITABLE FOR CHILDREN: YES	PRIVATE UNITS: FAMILY UNITS: SUITABLE FOR CHILDREN: NO	PRIVATE UNITS: TOTAL	ASSISTED UNITS: NON-FAMILY UNITS	ASSISTED UNITS: FAMILY UNITS: SUITABLE FOR CHILDREN: YES	ASSISTED UNITS: FAMILY UNITS: SUITABLE FOR CHILDREN: NO	ASSISTED UNITS: TOTAL	GRAND TOTAL
STAGE 4										
831	342 SPADINA RD		-6		-6					-6
832	342 A SPADINA RD		-11		-11					-11
833	344 SPADINA RD		-6		-6					-6
834	352 SPADINA RD		-2		-2					-2
835	1035 SPADINA RD		-1		-1					-1
836	310 ST CLAIR AV W		-6		-6					-6
837	312 ST CLAIR AV W		-6		-6					-6
838	926 ST CLAIR AV W		2		2					2
839	1237 ST CLAIR AV W		-1		-1					-1
840	1344 ST CLAIR AV W		-1		-1					-1
841	1348 ST CLAIR AV W		-1		-1					-1
842	22 SUNNYSIDE AV		-1		-1					-1
843	24 SUNNYSIDE AV		-1		-1					-1
844	26 SUNNYSIDE AV		-1		-1					-1
845	385 SUNNYSIDE AV	1			1					1
846	449 WESTMORELAND AV N		1		1					1
847	451 WESTMORELAND AV N		1		1					1
848	453 WESTMORELAND AV N		1		1					1
849	485 WESTMORELAND AV N		1		1					1
850	487 WESTMORELAND AV N		1		1					1
851	498 WESTMORELAND AV N		1		1					1
852	58 WILSON PARK RD	2	-1		1					1
853	88 WOODLAWN AV W		-3		-3					-3
854	98 WRIGHT AV		-1		-1					-1
855	2339 YONGE ST	-55			-55					-55
TOTALS STAGE 4 :	CONSTRUCTION	48	118	2	168					168
	DEMOLITION	-58	-100	-10	-178					-178
	NET CHANGE	-30	18	-8	-10					-10
STAGE 5										
856	37 ALBEMARLE AV	-1			-1					-1
857	22 ALCORN AV		1		1					1
858	24 ALCORN AV		1		1					1
859	26 ALCORN AV		1		1					1
860	28 ALCORN AV		1		1					1
861	30 ALCORN AV		1		1					1
862	32 ALCORN AV		1		1					1
863	34 ALCORN AV		1		1					1
864	36 ALCORN AV		1		1					1
865	38 ALCORN AV		1		1					1
866	38 A ALCORN AV		1		1					1
867	40 ALCORN AV		1		1					1
868	44 ALCORN AV		1		1					1
869	46 ALCORN AV		1		1					1
870	48 ALCORN AV		1		1					1
871	50 ALCORN AV		1		1					1
872	52 ALCORN AV		1		1					1
873	92 ALCORN AV		1		1					1
874	92 A ALCORN AV		1		1					1
875	94 ALCORN AV		1		1					1
876	94 A ALCORN AV		1		1					1

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1983) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

#0	MUNICIPAL ADDRESS	PRIVATE UNITS: NON-FAMILY UNITS	PRIVATE UNITS: FAMILY UNITS SUITABLE FOR CHILDREN: YES	PRIVATE UNITS: FAMILY UNITS SUITABLE FOR CHILDREN: NO	PRIVATE UNITS: FAMILY UNITS SUITABLE FOR CHILDREN: ?	PRIVATE UNITS: TOTAL	ASSISTED UNITS: NON-FAMILY UNITS	ASSISTED UNITS: FAMILY UNITS SUITABLE FOR CHILDREN: YES	ASSISTED UNITS: FAMILY UNITS SUITABLE FOR CHILDREN: NO	ASSISTED UNITS: FAMILY UNITS SUITABLE FOR CHILDREN: ?	ASSISTED UNITS: TOTAL	GRAND TOTAL
STAGE 5												
877	88 ALCORN AV		1			1						1
878	88 A ALCORN AV		1			1						1
879	88 ALCORN AV		1			1						1
880	88 A ALCORN AV		1			1						1
881	388 ANNETTE ST		1			1						1
882	390 ANNETTE ST		1			1						1
883	392 ANNETTE ST		1			1						1
884	40 ARLINGTON AV	1				1						1
885	470 AVENUE RD			19		19						19
886	608 AVENUE RD			3		3						3
887	387 BALLIOL ST		-1			-1						-1
888	389 BALLIOL ST		-1			-1						-1
889	316 BALMORAL AV	1	1			2						2
890	136 BARTLETT AV	2	-1			1						1
891	182 BARTLETT AV	1				1						1
892	804 BATHURST ST		1			1						1
893	34 BEACONSFIELD AV		1			1						1
894	3 BEATY AV	1				1						1
895	42 BEATY AV	2	-1			1						1
896	359 BERKELEY ST	2	-1			2						2
897	11 BIGGAR AV		-1			-1						-1
898	22 BIRCH AV		-1			-1						-1
899	80 BLOOMFIELD AV	1				1						1
900	827 BLOOR ST W		-2			-2						-2
901	828 BLOOR ST W		-2			-2						-2
902	1450 BLOOR ST W	1				1						1
903	1588 BLOOR ST W		-1			-1						-1
904	1614 BLOOR ST W	-2				-2						-2
905	1700 BLOOR ST W						107	6		118		118
906	85 BRISTOL AV		1			1						1
907	782 BROADVIEW AV	2	-2			1						1
908	180 BROADWAY AV		1			1						1
909	182 BROADWAY AV		1			1						1
910	184 BROADWAY AV		1			1						1
911	188 BROADWAY AV		1			1						1
912	838 BROCK AV	1				1						1
913	33 BROOKLYN AV		1			1						1
914	21 BRUCE ST		1			1						1
915	23 BRUCE ST		1			1						1
916	25 BRUCE ST		1			1						1
917	27 BRUCE ST		1			1						1
918	16 CARDIFF RD	1				1						1
919	131 CHESTER AV		1			1						1
920	131 A CHESTER AV		1			1						1
921	47 CHESTNUT PK		1			1						1
922	48 CHESTNUT PK	-2				-2						-2
923	61 CHESTNUT PK		1			1						1
924	63 CHESTNUT PK	-4	1			-3						-3
925	2 CHURCHILL AV		1			1						1
926	18 CLARENDON AV		-1			-1						-1
927	37 CLUNY DR		-3			-3						-3

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1983) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	
STAGE 2										
928	497 COLLEGE ST		1		1					1
929	505 COLLEGE ST		3		3					3
930	885 COLLEGE ST		2		2					2
931	875 COLLEGE ST		1		1					1
932	11 COLUMBINE AV	4	2		2					2
933	387 CONCORD AV	1			1					1
934	108 COWAN AV	2			2					2
935	220 COXWELL AV		1		1					1
936	232 COXWELL AV		1		1					1
937	75 CRESCENT RD			2	2					2
938	84 CRESCENT RD	18	1		19					19
939	14 CROSS ST									0
940	32 CURZON ST		1		1					1
941	78 DALE AV		1		1					1
942	185 DANFORTH AV	1			1					1
943	283 DANFORTH AV		1		1					1
944	633 DANFORTH AV				1					1
945	715 DANFORTH AV		1		1					1
946	939 DANFORTH AV		1		1					1
947	2830 DANFORTH AV		2		2					2
948	1818 DAVENPORT RD		1		1					1
949	180 DOWLING AV	3	1		4					4
950	1227 DUNDAS ST W		2		2					2
951	1387 DUNDAS ST W	6			6					6
952	2104 DUNDAS ST W	1	1		2					2
953	3032 DUNDAS ST W	2			2					2
954	103 DUNLOE RD		1		1					1
955	788 DUPONT ST	2	1		1					1
956	1589 DUPONT ST		1		1					1
957	1803 DUPONT ST	1			1					1
958	102 DUVERNEY AV		1		1					1
959	381 EGLINTON AV E		1		1					1
960	383 EGLINTON AV E		1		1					1
961	385 EGLINTON AV E		1		1					1
962	381 EGLINTON AV E		2		2					2
963	118 EGLINTON AV W	36			36					36
964	56 ELM AV		2		2					2
965	133 ERSKINE AV	2			2					2
966	678 EUCLID AV	2	1		1					1
967	63 FAIRVIEW AV	1			1					1
968	123 FERRIER AV		1		1					1
969	100 FOLLIS AV		1		1					1
970	81 FULLER AV		1		1					1
971	83 FULLER AV		1		1					1
972	88 FULLER AV		1		1					1
973	87 FULLER AV		1		1					1
974	100 GALLEY AV	1			1					1
975	102 GALLEY AV	2	1		1					1
976	118 GALLEY AV	2	1		1					1
977	22 GARDEN AV	1			1					1
978	432 GLADSTONE AV	1			1					1

CITY MONITOR A3 - RESIDENTIAL DEVELOPMENT (1982) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

MD	MUNICIPAL ADDRESS	PRIVATE HOUSE						PUBLICLY ASSISTED HOUSE						GRAND TOTAL
		SEMI-DETACHED OR ROW HOUSE	FAMILY HOUSE SUITABLE FOR CHILDREN YES	FAMILY HOUSE SUITABLE FOR CHILDREN NO	FAMILY HOUSE SUITABLE FOR CHILDREN ?	TOTAL		SEMI-DETACHED OR ROW HOUSE	FAMILY HOUSE SUITABLE FOR CHILDREN YES	FAMILY HOUSE SUITABLE FOR CHILDREN NO	FAMILY HOUSE SUITABLE FOR CHILDREN ?	TOTAL	
STAGE 2														
978	211 GLENFOREST RD		1			1								1
980	242 GLENFOREST RD		1			1								1
981	244 GLENFOREST RD		1			1								1
982	248 GLENFOREST RD		1			1								1
983	248 GLENFOREST RD		1			1								1
984	5 GLENGOWAN RD		1			1								1
985	6 GRAFTON AV	2	-1			2								2
986	249 GREENWOOD AV	2				2								2
987	2 HALTON ST		1			1								1
988	41 HAMELY AV	1				1								1
989	388 HARBORD ST		-1			-1								-1
990	380 HARBORD ST		-1			-1								-1
991	26 HAVELOCK ST	-2	1			-1								-1
992	8 HAWTHORN AV	-1		-1		-2								-2
993	62 HEATH ST E		1			1								1
994	64 HEATH ST E		1			1								1
995	66 HEATH ST E		1			1								1
996	68 HEATH ST E		1			1								1
997	70 HEATH ST E		1			1								1
998	5 HIGH PARK BLVD		-1	2		1								1
999	26 HIGH PARK BLVD	-2	1			-2								-2
1000	177 HIGHBOURNE RD	1	1			2								2
1001	887 HILLSDALE AV E		1			1								1
1002	578 INDIAN RD		1			1								1
1003	214 KEELE ST	-2	1			-1								-1
1004	1292 KING ST W		-6			-6								-6
1005	61 LAMBERTLODGE AV							80	80			80		80
1006	845 LOGAN AV		1			1								1
1007	861 LOGAN AV	2	-1			1								1
1008	101 LYALL AV	1				1								1
1009	88 LYNDHURST AV		1			1								1
1010	88 LYNDHURST AV		1			1								1
1011	90 LYNDHURST AV		1			1								1
1012	97 LYNDHURST AV		1			1								1
1013	98 LYNDHURST AV		1			1								1
1014	85 MACDONELL AV		1			1								1
1015	87 MACDONELL AV		1			1								1
1016	105 MACDONELL AV		2			2								2
1017	108 MACDONELL AV		1			1								1
1018	8 MAIN ST		1			1								1
1019	216 MANNING AV		-1			-1								-1
1020	216 A MANNING AV		-1			-1								-1
1021	218 MANNING AV		-1			-1								-1
1022	333 MARKHAM ST	-2	1			-2								-2
1023	335 MARKHAM ST	2	-2			1								1
1024	37 MARMOT ST		1			1								1
1025	63 MAVETY ST	2	-2			1								1
1026	10 MAYNARD AV													0
1027	88 MELBOURNE AV	-4	1			-3								-3
1028	881 MOUNT PLEASANT RD							188				188		188
1029	48 MOUNT ROYAL AV		-1			-1								-1
1030	11 MUIR AV	2	-1			1								1

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1983) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS				RESERVED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	
STAGE 3										
1031	63 O'HARA AV		1		1					1
1032	83 O'HARA AV	-2			-2					-2
1033	44 ORIOLE RD		1		1					1
1034	48 ORIOLE RD		1		1					1
1035	48 ORIOLE RD		1		1					1
1036	13 OSSINGTON AV		-1		-1					-1
1037	830 OSSINGTON AV	1			1					1
1038	310 PACIFIC AV		1		1					1
1039	336 PACIFIC AV	-2	1		-1					-1
1040	442 PACIFIC AV		1		1					1
1041	444 PACIFIC AV		1		1					1
1042	448 PACIFIC AV		1		1					1
1043	446 PACIFIC AV		1		1					1
1044	450 PACIFIC AV		1		1					1
1045	452 PACIFIC AV		1		1					1
1046	454 PACIFIC AV		1		1					1
1047	398 PALMERSTON BLVD	3	1		3					3
1048	438 PALMERSTON BLVD	1	1		2					2
1049	283 PAPE AV	1			1					1
1050	678 PAPE AV		-1		-1					-1
1051	143 PARKMOUNT RD	2	-1		1					1
1052	123 PEARSON AV	2	-1		1					1
1053	215 PEARSON AV	2			2					2
1054	86 PETERBOROUGH AV		1		1					1
1055	8 PINE HILL RD	-2	1		-2					-2
1056	33 PLEASANT BLVD	-2			-2					-2
1057	3 POPLAR PLAINS RD	1			1					1
1058	313 QUEBEC AV	6	-3		3					3
1059	1122 QUEEN ST E	1			1					1
1060	1363 QUEEN ST E					9	27		36	36
1061	1907 QUEEN ST E	9			9					9
1062	886 QUEEN ST W	-2	1		-1					-1
1063	1833 QUEEN ST W	13	-2		11					11
1064	336 RANLEIGH AV		1		1					1
1065	337 RANLEIGH AV		1		1					1
1066	183 RHODES AV		1		1					1
1067	185 RHODES AV		1		1					1
1068	102 RICHVIEW AV		-1		-1					-1
1069	11 RIVERSIDE TRAIL		1		1					1
1070	150 ROSE PARK DR		1		1					1
1071	70 ROSEHILL AV	17		44	61					61
1072	69 ROWANWOOD AV	-3	1		-2					-2
1073	187 ROXTON RD		1		1					1
1074	312 ROXTON RD	1			1					1
1075	183 RUSHOLME RD	1			1					1
1076	476 SALEM AV N		1		1					1
1077	8 SANDFORD AV	1			1					1
1078	61 SEAFORTH AV		-1		-1					-1
1079	25 SHERWOOD AV		-1		-1					-1
1080	28 SHERWOOD AV		1		1					1
1081	138 SORAUREN AV	-2	1		-1					-1
1082	190 SORAUREN AV	1			1					1
1083	388 SPADINA RD	1			1					1

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1983) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

RD	MUNICIPAL ADDRESS	PRIVATE DWELLINGS: NON-FAMILY UNITS	PRIVATE DWELLINGS: FAMILY UNITS SUITABLE FOR CHILDREN: YES	PRIVATE DWELLINGS: FAMILY UNITS SUITABLE FOR CHILDREN: NO	PRIVATE DWELLINGS: FAMILY UNITS SUITABLE FOR CHILDREN: ?	PRIVATE DWELLINGS: TOTAL	ASSISTED HOUSING: NON-FAMILY UNITS	ASSISTED HOUSING: FAMILY UNITS SUITABLE FOR CHILDREN: YES	ASSISTED HOUSING: FAMILY UNITS SUITABLE FOR CHILDREN: NO	ASSISTED HOUSING: FAMILY UNITS SUITABLE FOR CHILDREN: ?	ASSISTED HOUSING: TOTAL	GRAND TOTAL
STAGE 5												
1084	187 SPRINGHURST AV	-1				-1						-1
1085	185 ST CLAIR AV W	-1				-1						-1
1086	306 ST CLAIR AV W		-1			-1						-1
1087	1748 ST CLAIR AV W		-1			-1						-1
1088	1748 ST CLAIR AV W		-1			-1						-1
1089	138 ST CLEMENTS AV		1			1						1
1090	138 ST CLEMENTS AV		1			1						1
1091	1 ST JOHN'S PL		1			1						1
1092	3 ST JOHN'S PL		1			1						1
1093	5 ST JOHN'S PL		1			1						1
1094	7 ST JOHN'S PL		1			1						1
1095	9 ST JOHN'S PL		1			1						1
1096	139 STEPHENSON AV						89	91			91	91
1097	19 THORBURN AV	-9	9			-9						-9
1098	2 TORBRICK RD		1			1						1
1099	4 TORBRICK RD		1			1						1
1100	6 TORBRICK RD		1			1						1
1101	8 TORBRICK RD		1			1						1
1102	10 TORBRICK RD		1			1						1
1103	12 TORBRICK RD		1			1						1
1104	28 TORBRICK RD		1			1						1
1105	28 TORBRICK RD		1			1						1
1106	5 TYNDALL AV	2				2						2
1107	85 TYNDALL AV	1				1						1
1108	110 UNITY RD						135				135	135
1109	30 VICTOR AV	-9	9			-1						-1
1110	125 VINE AV		1			1						1
1111	127 VINE AV		1			1						1
1112	129 VINE AV		1			1						1
1113	141 VINE AV		1			1						1
1114	143 VINE AV		1			1						1
1115	145 VINE AV		1			1						1
1116	26 WALDER AV		1			1						1
1117	27 WALDER AV		1			1						1
1118	29 WALDER AV		1			1						1
1119	85 WALKER AV		1			1						1
1120	87 WALKER AV		1			1						1
1121	87 A WALKER AV		1			1						1
1122	89 WALKER AV		1			1						1
1123	71 WALKER AV		1			1						1
1124	189 WARREN RD		1			1						1
1125	23 WESTMORELAND AV	2	-1			1						1
1126	260 WITHROW AV		1			1						1
1127	300 WOBURN AV		-2			-2						-2
1128	21 WOODLAWN AV E	-3	1			-2						-2
1129	55 WOODLAWN AV W		-1			-1						-1
1130	206 WRIGHT AV		1			1						1
1131	81 YARMOUTH RD		1			1						1
1132	1919 A YONGE ST		-1			-1						-1
1133	1900 YONGE ST	-1				-1						-1
TOTALS STAGE 5 :	CONSTRUCTION	132	189	66		388	477	148	6		631	988
	DEMOLITION	-102	-61	-3		-166						-166
	NET CHANGE	30	88	88		188	477	148	6		631	818

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1982) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

RD	MUNICIPAL ADDRESS	PRIVATE HOUSE				ASSISTED HOUSE				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY HOUSE SUITABLE FOR CHILDREN YES	NO	TOTAL	NON-FAMILY UNITS	FAMILY HOUSE SUITABLE FOR CHILDREN YES	NO	TOTAL	
STAGE 3										
1134	86 ALCINA AV		1		1					1
1135	80 ALCINA AV		1		1					1
1136	43 ALCORN AV		1		1					1
1137	84 ALCORN AV		1		1					1
1138	58 ALCORN AV		1		1					1
1139	88 ALCORN AV		1		1					1
1140	90 ALCORN AV		1		1					1
1141	62 ALCORN AV		1		1					1
1142	64 ALCORN AV		1		1					1
1143	66 ALCORN AV		1		1					1
1144	68 ALCORN AV		1		1					1
1145	70 ALCORN AV		1		1					1
1146	72 ALCORN AV		1		1					1
1147	74 ALCORN AV		1		1					1
1148	76 ALCORN AV		1		1					1
1149	78 ALCORN AV		1		1					1
1150	60 ALCORN AV		1		1					1
1151	82 ALCORN AV		1		1					1
1152	84 ALCORN AV		1		1					1
1153	86 ALCORN AV		1		1					1
1154	88 ALCORN AV		1		1					1
1155	90 ALCORN AV		1		1					1
1156	90 A ALCORN AV		1		1					1
1157	113 ARGYLE ST		1		1					1
1158	116 ARGYLE ST	1			1					1
1159	1380 AVENUE RD		1		1					1
1160	1380 A AVENUE RD		1		1					1
1161	1382 AVENUE RD		1		1					1
1162	1382 A AVENUE RD		1		1					1
1163	1384 AVENUE RD		1		1					1
1164	1386 AVENUE RD		1		1					1
1165	1388 AVENUE RD		1		1					1
1166	1370 AVENUE RD		1		1					1
1167	1372 AVENUE RD		1		1					1
1168	1374 AVENUE RD		1		1					1
1169	1376 AVENUE RD		1		1					1
1170	1378 AVENUE RD		1		1					1
1171	1380 AVENUE RD		1		1					1
1172	1382 AVENUE RD		1		1					1
1173	1384 AVENUE RD		1		1					1
1174	1386 AVENUE RD		1		1					1
1175	123 BIRCH AV		1		1					1
1176	2 BLACKTHORN AV		33		33					33
1177	3 BRANDON AV		1		1					1
1178	3 A BRANDON AV		1		1					1
1179	5 BRANDON AV		1		1					1
1180	5 A BRANDON AV		1		1					1
1181	7 BRANDON AV		1		1					1
1182	7 A BRANDON AV		1		1					1
1183	240 BROADWAY AV	3	34		36					36
1184	70 BROOKFIELD ST		3		3					3

CITY MONITOR #3 - RESIDENTIAL DEVELOPMENT (1983) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

NO	MUNICIPAL ADDRESS	PRIVATE HOUSE: NON-FAMILY UNITS	PRIVATE HOUSE: FAMILY HOUSE: SUITABLE FOR CHILDREN: YES	PRIVATE HOUSE: FAMILY HOUSE: SUITABLE FOR CHILDREN: NO	PRIVATE HOUSE: FAMILY HOUSE: SUITABLE FOR CHILDREN: ?	PRIVATE HOUSE: TOTAL	RENTAL HOUSE: NON-FAMILY UNITS	RENTAL HOUSE: FAMILY HOUSE: SUITABLE FOR CHILDREN: YES	RENTAL HOUSE: FAMILY HOUSE: SUITABLE FOR CHILDREN: NO	RENTAL HOUSE: FAMILY HOUSE: SUITABLE FOR CHILDREN: ?	RENTAL HOUSE: TOTAL	GRAND TOTAL
STAGE 4												
1185	34 CASTLEFIELD AV		1			1						1
1186	36 CASTLEFIELD AV		1			1						1
1187	69 CASTLEWOOD RD		1			1						1
1188	81 CASTLEWOOD RD		1			1						1
1189	195 COXWELL AV		6			6						6
1190	227 CRANBROOKE AV		1			1						1
1191	229 CRANBROOKE AV		1			1						1
1192	1086 DUFFERIN ST		1			1						1
1193	1088 DUFFERIN ST		1			1						1
1194	3077 DUNDAS ST W		1			1						1
1195	3106 DUNDAS ST W		1			1						1
1196	3156 DUNDAS ST W		1			1						1
1197	3160 DUNDAS ST W		1			1						1
1198	3162 DUNDAS ST W		1			1						1
1199	3164 DUNDAS ST W		1			1						1
1200	3168 DUNDAS ST W		1			1						1
1201	3168 DUNDAS ST W		1			1						1
1202	483 DURIE ST		1			1						1
1203	1274 GERRARD ST E		1			1						1
1204	32 GIVINS ST		1			1						1
1205	34 GIVINS ST		1			1						1
1206	280 GLENFORREST RD		1			1						1
1207	282 GLENFORREST RD		1			1						1
1208	268 GLENGROVE AV W		1			1						1
1209	280 HASTINGS AV		1			1						1
1210	101 HILLSDALE AV E		1			1						1
1211	143 HILLSDALE AV E		1			1						1
1212	493 HILLSDALE AV E		1			1						1
1213	33 HOCKEN AV	1	0			0						0
1214	67 KILDONAN RD		1			1						1
1215	69 KILDONAN RD		1			1						1
1216	81 KILDONAN RD		1			1						1
1217	3 LAMBERTLODGE AV						32	34	45		99	99
1218	70 LAMBERTLODGE AV						10	21			31	31
1219	1 LAWS ST		1			1						1
1220	1 A LAWS ST		1			1						1
1221	5 LAWS ST		1			1						1
1222	5 A LAWS ST		1			1						1
1223	6 LAWS ST		1			1						1
1224	6 A LAWS ST		1			1						1
1225	7 LAWS ST		1			1						1
1226	7 A LAWS ST		1			1						1
1227	8 LAWS ST		1			1						1
1228	8 A LAWS ST		1			1						1
1229	11 LAWS ST		1			1						1
1230	11 A LAWS ST		1			1						1
1231	403 MARGUERETTA ST		1			1						1
1232	847 MERTON ST		1			1						1
1233	849 MERTON ST		1			1						1
1234	851 MERTON ST		1			1						1
1235	853 MERTON ST		1			1						1

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1983) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

I.D	MUNICIPAL ADDRESS	PRIVATE RENTAL				ASSISTED RENTAL				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN		TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN		TOTAL	
			1BR	2BR +			1BR	2BR +		
STAGE 3										
1936	188 MONTROSE AV		1		1					1
1937	191 MONTROSE AV		1		1					1
1938	19 MOUNTVIEW AV		1		1					1
1939	18 MOUNTVIEW AV		1		1					1
1940	20 MOUNTVIEW AV		1		1					1
1941	11 NANTON AV		1		1					1
1942	13 NANTON AV		1		1					1
1943	15 NANTON AV		1		1					1
1944	17 NANTON AV		1		1					1
1945	83 O'HARA AV	1	1		0					0
1946	17 OAKMOUNT RD		1		1					1
1947	17 A OAKMOUNT RD		1		1					1
1948	19 OAKMOUNT RD		1		1					1
1949	19 A OAKMOUNT RD		1		1					1
1950	136 OLD FOREST HILL RD		1		1					1
1951	2 ORIOLE RD		1		1					1
1952	4 ORIOLE RD		1		1					1
1953	6 ORIOLE RD		1		1					1
1954	8 ORIOLE RD		1		1					1
1955	10 ORIOLE RD		1		1					1
1956	12 ORIOLE RD		1		1					1
1957	791 OSSINGTON AV		1		1					1
1958	793 OSSINGTON AV		1		1					1
1959	795 OSSINGTON AV		1		1					1
1960	797 OSSINGTON AV		1		1					1
1961	799 OSSINGTON AV		1		1					1
1962	393 PACIFIC AV		0		0					0
1963	395 PACIFIC AV		0		0					0
1964	133 PAPE AV		1		1					1
1965	135 PAPE AV		1		1					1
1966	135 A PAPE AV		1		1					1
1967	787 PAPE AV		1		1					1
1968	787 A PAPE AV		1		1					1
1969	789 PAPE AV		1		1					1
1970	789 A PAPE AV		1		1					1
1971	60 ROBINSON ST		1		1					1
1972	141 ROEHAMPTON AV	1		38	37					37
1973	130 ROSEDALE VALLEY RD		1		1					1
1974	132 ROSEDALE VALLEY RD		1		1					1
1975	388 ROSEWELL AV	1			1					1
1976	83 ROXBOROUGH DR		1		1					1
1977	61 SEAFORTH AV		1		1					1
1978	61 SHERWOOD AV		1		1					1
1979	61 A SHERWOOD AV		1		1					1
1980	139 SHERWOOD AV		1		1					1
1981	149 SHERWOOD AV		1		1					1
1982	419 SOUDAN AV		1		1					1
1983	421 SOUDAN AV		1		1					1
1984	383 A SPADINA RD		1		1					1
1985	383 B SPADINA RD		1		1					1
1986	383 C SPADINA RD		1		1					1
1987	1060 SPADINA RD		1		1					1

CITY MONITOR #3 - RESIDENTIAL DEVELOPMENT (1988) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS				RENTAL UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	TOTAL	
STAGE 6										
1288	101 ST GERMAIN AV		1		1					1
1289	101 A ST GERMAIN AV		1		1					1
1290	303 ST GERMAIN AV		1		1					1
1291	305 ST GERMAIN AV		1		1					1
1292	99 SUMMERHILL AV		18		18					18
1293	9 YONGE BD		1		1					1
1294	100 UNITY RD					189		6	195	195
1295	87 WALKER AV		1		1					1
1296	85 WALKER AV		1		1					1
1297	274 WOBURN AV		1		1					1
TOTALS STAGE 6	CONSTRUCTION	1	227	36	270	305	27	46	383	653
	DEMOLITION									
	NET CHANGE	1	227	36	270	305	6.	46	383	653
STAGE 7										
1298	111 ALCORN AV		<1		<1					<1
1299	113 ALCORN AV		<1		<1					<1
1300	115 ALCORN AV		<1		<1					<1
1301	101 ARDWOLD GATE		1		1					1
1302	115 ARGYLE ST		<1		<1					<1
1303	85 ARLINGTON AV		1		1					1
1304	87 ARLINGTON AV		<1		<1					<1
1305	87 ARLINGTON AV		1		1					1
1306	38 ARMSTRONG AV		<1		<1					<1
1307	755 AVONDALE AV		1		1					1
1308	681 AVENUE RD		<1		<1					<1
1309	670 AVENUE RD			<36	<36					<36
1310	188 BASTEDO AV	1	<1		1					1
1311	1081 BATHURST ST	1	1		1					1
1312	94 A BEACONSFIELD AV	<1	1		<1					<1
1313	370 BEDFORD AV		1		1					1
1314	911 BLOOR ST W		<1		<1					<1
1315	28 BLYTHWOOD RD		1		1					1
1316	29 BLYTHWOOD RD		1		1					1
1317	38 BOULTER AV		1		1					1
1318	41 BOULTER AV		1		1					1
1319	43 BOULTER AV		1		1					1
1320	46 BOULTER AV		1		1					1
1321	86 BRISTOL AV		<1		<1					<1
1322	83 BROADVIEW AV	1	<1		1					1
1323	287 BROADVIEW AV		<1		<1					<1
1324	663 BROADVIEW AV		<1		<1					<1
1325	660 BROADVIEW AV	1			1					1
1326	498 BROCK AV	1			1					1
1327	90 BROOKFIELD ST		<1		<1					<1
1328	107 BRODELYN AV	1			1					1
1329	5 BULLER AV		1		1					1
1330	188 CHATHAM AV					4	6		13	13
1331	131 CHESTER AV		<1		<1					<1
1332	44 CHESTNUT PK		<1		<1					<1
1333	73 CHESTNUT PK	<1	1		<1					<1

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1982) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	? TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	? TOTAL	
STAGE 7										
1334	17 A CHRISTIE ST	-3			-3					-3
1335	19 CHRISTIE ST		-2		-2					-2
1336	21 CHRISTIE ST		-2		-2					-2
1337	143 CHRISTIE ST		1		1					1
1338	145 CHRISTIE ST		1		1					1
1339	840 CHRISTIE ST		1		1					1
1340	614 CLINTON ST		-1		-1					-1
1341	618 CLINTON ST		-1		-1					-1
1342	1 CLOSE AV	-2	1		-1					-1
1343	287 CRANBROOKE AV		-1		-1					-1
1344	289 CRANBROOKE AV		-1		-1					-1
1345	508 CRAWFORD ST		1		1					1
1346	26 CRESCENT RD		-4		-4					-4
1347	36 CURZON ST		-1		-1					-1
1348	117 DANFORTH AV		-2		-2					-2
1349	405 DANFORTH AV		-1		-1					-1
1350	1765 DANFORTH AV		-1		-1					-1
1351	14 DARRELL AV		1		1					1
1352	16 DARRELL AV		1		1					1
1353	18 DARRELL AV		1		1					1
1354	20 DARRELL AV		1		1					1
1355	22 DARRELL AV		1		1					1
1356	43 DEFOREST RD		-1		-1					-1
1357	175 DELAWARE AV		1		1					1
1358	73 DEWSON ST	2	-1		1					1
1359	58 DONLANDS AV	1			1					1
1360	570 DOVERCOURT RD	1			1					1
1361	1646 DUFFERIN ST		-1		-1					-1
1362	807 DUNDAS ST W		-1		-1					-1
1363	809 DUNDAS ST W		-1		-1					-1
1364	1102 DUNDAS ST W			-25	-25					-25
1365	1120 DUNDAS ST W			-24	-24					-24
1366	1444 DUNDAS ST W		-1		-1					-1
1367	2663 DUNDAS ST W	8	5		13					13
1368	103 DUNLOE RD		-1		-1					-1
1369	13 DUNN AV	5	2		7					7
1370	280 DUNN AV		1		1					1
1371	478 DUPONT ST		-1		-1					-1
1372	503 DUPONT ST		-1		-1					-1
1373	102 DUVERNET AV		-1		-1					-1
1374	104 DUVERNET AV		-1		-1					-1
1375	990 EASTERN AV		-1		-1					-1
1376	327 EGLINTON AV E		-1		-1					-1
1377	1395 EGLINTON AV W		-3		-3					-3
1378	65 FULLER AV		-1		-1					-1
1379	881 GERRARD ST E	2	-1		1					1
1380	81 GILMOUR AV	1			1					1
1381	34 GIVINS ST		-1		-1					-1
1382	530 GLADSTONE AV		-1		-1					-1
1383	532 GLADSTONE AV		-1		-1					-1

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1982) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	? TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	? TOTAL	
STAGE 7										
1384	16 GLEBE RD W		-1		-1					-1
1385	20 GLEBE RD W		-1		-1					-1
1386	22 GLEBE RD W		-1		-1					-1
1387	328 GLEN RD		1		1					1
1388	311 GLEN RD		1		1					1
1389	211 GLENFOREST RD		-1		-1					-1
1390	475 GRACE ST		-1		-1					-1
1391	75 HAMILTON ST	1	1		2					2
1392	144 HAMPTON AV	1			1					1
1393	1 HARVARD AV	1			1					1
1394	304 HASTINGS AV		1		1					1
1395	350 HASTINGS AV		-1		-1					-1
1396	30 HAWARDEN CR		1		1					1
1397	2 HAWTHORN GDNS	1	2		3					3
1398	82 HEATH ST E		-4		-4					-4
1399	84 HEATH ST E		-2		-2					-2
1400	88 HEATH ST E		-3		-3					-3
1401	37 HEATH ST W		1		1					1
1402	41 HEATH ST W		1		1					1
1403	175 HEATH ST W		1		1					1
1404	32 HELENDALE AV		1		1					1
1405	32 A HELENDALE AV		1		1					1
1406	34 HELENDALE AV		1		1					1
1407	188 HILLHURST BLVD		1		1					1
1408	508 HILLSDALE AV E		1		1					1
1409	7 HOOK AV		-1		-1					-1
1410	1250 KING ST W			31	31					31
1411	314 KINGSTON RD		-1		-1					-1
1412	316 KINGSTON RD		-1		-1					-1
1413	1051 KINGSTON RD		1		1					1
1414	149 LANGLEY AV	2	-1		1					1
1415	34 LEOPOLD ST	-2	1		-1					-1
1416	135 LISGAR ST		-1		-1					-1
1417	219 LOGAN AV	1			1					1
1418	895 LOGAN AV	1			1					1
1419	80 LYNDHURST AV	-6			-6					-6
1420	104 MACDONELL AV		-1		-1					-1
1421	808 MANNING AV		-1		-1					-1
1422	403 MARGUERETTA ST		-1		-1					-1
1423	138 MERTON ST		-1		-1					-1
1424	391 MERTON ST		-1		-1					-1
1425	8 MILLBROOK CR		1		1					1
1426	75 MILLER ST		1		1					1
1427	77 MILLER ST		1		1					1
1428	79 MILLER ST		1		1					1
1429	81 MILLER ST		1		1					1
1430	164 MONTROSE AV		1		1					1
1431	168 MONTROSE AV		1		1					1
1432	169 MONTROSE AV		-1		-1					-1
1433	171 MONTROSE AV		-1		-1					-1
1434	723 MOUNT PLEASANT RD		-1		-1					-1
1435	814 MOUNT PLEASANT RD		-1		-1					-1

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1982) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

WD	MUNICIPAL ADDRESS	PRIVATE UNITS					ASSISTED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 7												
1435	47 NORTHCOTE AV	1				1						1
1437	88 O'HARA AV		-2			-2						-2
1438	89 O'HARA AV	1	1			2						2
1439	92 ORCHARD VIEW BLVD	1				1						1
1440	44 ORIOLE RD		-1			-1						-1
1441	283 PACIFIC AV		-1			-1						-1
1442	285 PACIFIC AV		-1			-1						-1
1443	384 PALMERSTON BLVD	-6	2			-3						-3
1444	508 PALMERSTON BLVD	3				3						3
1445	270 PAPE AV	1				1						1
1446	187 PARKSIDE DR	-3				-3						-3
1447	73 PAULINE AV		-1			-1						-1
1448	89 PETERBOROUGH AV		-1			-1						-1
1449	13 POPLAR PLAINS RD	-3	1			-2						-2
1450	1 QUARRY CT		1			1						1
1451	2 QUARRY CT		1			1						1
1452	3 QUARRY CT		1			1						1
1453	4 QUARRY CT		1			1						1
1454	5 QUARRY CT		1			1						1
1455	6 QUARRY CT		1			1						1
1456	7 QUARRY CT		1			1						1
1457	8 QUARRY CT		1			1						1
1458	9 QUARRY CT		1			1						1
1459	10 QUARRY CT		1			1						1
1460	11 QUARRY CT		1			1						1
1461	12 QUARRY CT		1			1						1
1462	13 QUARRY CT		1			1						1
1463	14 QUARRY CT		1			1						1
1464	15 QUARRY CT		1			1						1
1465	16 QUARRY CT		1			1						1
1466	17 QUARRY CT		1			1						1
1467	18 QUARRY CT		1			1						1
1468	19 QUARRY CT		1			1						1
1469	20 QUARRY CT		1			1						1
1470	21 QUARRY CT		1			1						1
1471	22 QUARRY CT		1			1						1
1472	23 QUARRY CT		1			1						1
1473	24 QUARRY CT		1			1						1
1474	3363 QUEEN ST E		-1			-1						-1
1475	132 RANLEIGH AV		1			1						1
1476	136 RANLEIGH AV		1			1						1
1477	225 RANLEIGH AV		-1			-1						-1
1478	58 REDWOOD AV	2	-1			1						1
1479	7 RIDOUT ST		-1			-1						-1
1480	35 RIVERDALE AV	2	-1			1						1
1481	80 ROBINSON ST		-1			-1						-1
1482	155 ROHAN AV		-1			-1						-1
1483	150 ROSE PARK DR		-1			-1						-1
1484	188 ROXBOROUGH ST E	-1				-1						-1
1485	12 ROXTON RD			-14		-14						-14
1486	342 RUNNYMEDE RD	-2				-2						-2

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1983) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

RD	MUNICIPAL ADDRESS	PRIVATE UNITS				ASSISTED UNITS				GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	? TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	? TOTAL	
STAGE 1										
1487	443 SALEM AV N		1		1					1
1494	478 SALEM AV N		-1		-1					-1
1489	2 SANDSTONE LA		1		1					1
1490	4 SANDSTONE LA		1		1					1
1491	138 SHERWOOD AV		-1		-1					-1
1492	65 SOMERSET AV		1		1					1
1493	418 SOUDAN AV		-1		-1					-1
1494	276 SPADINA RD		-1		-1					-1
1495	284 SPADINA RD	1	1		2					2
1496	674 ST CLAIR AV W	-2	1		-1					-1
1497	678 ST CLAIR AV W	-2	1		-1					-1
1498	707 ST CLAIR AV W					130	19		149	149
1499	190 ST CLEMENTS AV		1		1					1
1500	192 ST CLEMENTS AV		1		1					1
1501	181 ST GERMAIN AV		-1		-1					-1
1502	2 THELMA AV		-1		-1					-1
1503	4 THELMA AV		-1		-1					-1
1504	22 TORBRICK RD		1		1					1
1505	24 TORBRICK RD		1		1					1
1506	1 UNITY RD		1		1					1
1507	2 UNITY RD		1		1					1
1508	3 UNITY RD		1		1					1
1509	4 UNITY RD		1		1					1
1510	5 UNITY RD		1		1					1
1511	6 UNITY RD		1		1					1
1512	7 UNITY RD		1		1					1
1513	8 UNITY RD		1		1					1
1514	9 UNITY RD		1		1					1
1515	10 UNITY RD		1		1					1
1516	11 UNITY RD		1		1					1
1517	12 UNITY RD		1		1					1
1518	13 UNITY RD		1		1					1
1519	14 UNITY RD		1		1					1
1520	15 UNITY RD		1		1					1
1521	16 UNITY RD		1		1					1
1522	17 UNITY RD		1		1					1
1523	18 UNITY RD		1		1					1
1524	19 UNITY RD		1		1					1
1525	20 UNITY RD		1		1					1
1526	21 UNITY RD		1		1					1
1527	22 UNITY RD		1		1					1
1528	23 UNITY RD		1		1					1
1529	24 UNITY RD		1		1					1
1530	25 UNITY RD		1		1					1
1531	26 UNITY RD		1		1					1
1532	27 UNITY RD		1		1					1
1533	28 UNITY RD		1		1					1
1534	29 UNITY RD		1		1					1
1535	30 UNITY RD		1		1					1
1536	31 UNITY RD		1		1					1
1537	32 UNITY RD		1		1					1
1538	33 UNITY RD		1		1					1
1539	34 UNITY RD		1		1					1

CITY MONITOR 83 - RESIDENTIAL DEVELOPMENT (1983) IN THE CITY OUTSIDE THE CENTRAL AREA (OUTER CITY)

NO	MUNICIPAL ADDRESS	PRIVATE UNITS					RESERVED UNITS					GRAND TOTAL
		NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	NON-FAMILY UNITS	FAMILY UNITS SUITABLE FOR CHILDREN YES	NO	?	TOTAL	
STAGE 7												
1840	35 UNITY RD		1			1						1
1841	36 UNITY RD		1			1						1
1842	37 UNITY RD		1			1						1
1843	38 UNITY RD		1			1						1
1844	39 UNITY RD		1			1						1
1845	40 UNITY RD		1			1						1
1846	41 UNITY RD		1			1						1
1847	42 UNITY RD		1			1						1
1848	43 UNITY RD		1			1						1
1849	44 UNITY RD		1			1						1
1850	45 UNITY RD		1			1						1
1851	46 UNITY RD		1			1						1
1852	47 UNITY RD		1			1						1
1853	48 UNITY RD		1			1						1
1854	49 UNITY RD		1			1						1
1855	144 VICTOR AV	2	-1			1						1
1856	156 VICTOR AV	-2	1			-2						-2
1857	35 WALDER AV		-1			-1						-1
1858	37 WALDER AV		-1			-1						-1
1859	39 WALDER AV		-1			-1						-1
1860	48 WALKER AV	1				1						1
1861	58 WALKER AV		-1			-1						-1
1862	60 WALKER AV		-1			-1						-1
1863	169 WARREN RD											
1864	198 WAVERLEY RD		-1			-1						-1
1865	81 WESTMINSTER AV		-1			-1						-1
1866	231 WILLOW AV		-1			-1						-1
1867	251 WILLOW AV		-1			-1						-1
1868	248 WITHROW AV	-2	1			-1						-1
1869	269 WITHROW AV		-1			-1						-1
1870	302 WOBURN AV		1			1						1
1871	304 WOBURN AV		1			1						1
1872	249 WOODBINE AV		1			1						1
1873	37 WOODLAWN AV E		-1			-1						-1
1874	2436 YONGE ST		-1			-1						-1
1875	2437 YONGE ST		-1			-1						-1
TOTALS STAGE 7 :	CONSTRUCTION	56	155	31		344	134	27			161	405
	DEMOLITION	-42	-122	-91		-255						-255
	NET CHANGE	14	33	-60		-11	134	27			161	150
OUTER CITY TOTAL ALL STAGES:	CONSTRUCTION	1023	958	1084		3115	2681	278	553		3492	6607
	DEMOLITION	-353	-330	-179		-862						-862
	NET CHANGE	680	958	915		2353	2681	278	553		3293	5646
TOTALS ALL AREAS TOTAL ALL STAGES:	CONSTRUCTION	5214	1850	6080		14824	4642	569	1286		6479	21303
	DEMOLITION	-498	-804	-310		-1210						-1210
	NET CHANGE	4716	1046	7850		13614	4642	569	1286		6479	20093

APPENDIX 2.1 - STATUS OF RESIDENTIAL DEVELOPMENT - CENTRAL CORE (as of January 1, 1983)

Stage	Activity	PRIVATE Non-Family	PRIVATE Family *S.F.C.	PRIVATE Family Other	PRIVATE Total Private	ASSISTED Non-Family	ASSISTED Family *S.F.C.	ASSISTED Family Other	ASSISTED Total Assisted	Grand Totals	% Assisted of Grand Total
Applications Not Approved (Stages 1&3)	Construction	827	59	726	1,612	375	--	28	403	2,015	20.0
	Demolition	-14	-12	-22	-48	--	--	--	--	-48	
	Net Change	813	47	704	1,564	375	--	28	403	1,967	
Approvals (Stages 2&4)	Construction	1,414	38	1,640	3,092	260	12	--	272	3,364	8.1
	Demolition	-6	-18	--	-24	--	--	--	--	-24	
	Net Change	1,408	20	1,640	3,068	260	12	--	272	3,340	
Under Construction (Stage 5)	Construction	175	24	641	840	368	--	262	630	1,470	42.9
	Demolition	-3	-7	--	-10	--	--	--	--	-10	
	Net Change	172	17	641	830	368	--	262	630	1,460	
Work Completed (Stages 6&7)	Construction	585	35	1,361	1,981	77	5	--	82	2,063	4.0
	Demolition	-58	-10	-6	-74	--	--	--	--	-74	
	Net Change	527	25	1,355	1,907	77	5	--	82	1,989	
1981 Completions	Construction	161	42	332	535	--	--	--	--	535	--
	Demolition	-11	-13	-11	-35	--	--	--	--	-35	
	Net Change	150	29	321	500	--	--	--	--	500	
1980 Completions	Construction	239	30	371	640	184	12	40	236	876	26.9
	Demolition	-8	-33	--	-41	--	--	--	--	-41	
	Net Change	231	-3	371	599	184	12	40	236	835	
1979 Completions	Construction	1,282	26	618	1,926	25	--	--	25	1,951	1.3
	Demolition	-3	-13	--	-16	--	--	--	--	-16	
	Net Change	1,279	13	618	1,910	25	--	--	25	1,935	
1978 Completions	Construction	473	44	292	809	--	--	--	--	809	--
	Demolition	--	-12	--	-12	--	--	--	--	-12	
	Net Change	473	32	292	797	--	--	--	--	797	
1977 Completions	Construction	--	3	--	3	--	--	--	--	3	--
	Demolition	-10	-16	--	-26	--	--	--	--	-26	
	Net Change	-10	-13	--	-23	--	--	--	--	-23	
1976 Completions	Construction	--	2	--	2	--	--	--	--	2	--
	Demolition	-11	-3	--	-14	--	--	--	--	-14	
	Net Change	-11	-1	--	-12	--	--	--	--	-12	
Cumulative Achievement to Date (Completions and Stages 2, 4 & 5)	Construction	4,329	244	5,255	9,828	914	29	302	1,245	11,073	11.2
	Demolition	-110	-125	-17	-252	--	--	--	--	-252	
	Net Change	4,219	119	5,238	9,576	914	29	302	1,245	10,821	

* S.F.C. - Suitable for Children

APPENDIX 2.2 - STATUS OF RESIDENTIAL DEVELOPMENT - RESIDUAL CENTRAL AREA (as of January 1, 1983)

Stage	Activity	PRIVATE				ASSISTED				Grand Totals	% Assisted of Grand Total
		Non-Family	Family		Total Private	Non-Family	Family		Total Assisted		
			*S.F.C.	Other			*S.F.C.	Other			
Applications Not Approved (Stages 1&3)	Construction	414	87	855	1,356	163	71	93	327	1,683	19.4
	Demolition	-5	-20	--	-25	--	--	--	--	-25	
	Net Change	409	67	855	1,331	163	71	93	327	1,658	
Approvals (Stages 2&4)	Construction	168	66	1,319	1,553	12	34	--	46	1,599	2.9
	Demolition	-11	-30	--	-41	--	--	--	--	-41	
	Net Change	157	36	1,319	1,512	12	34	--	46	1,558	
Under Construction (Stage 5)	Construction	529	118	424	1,071	98	43	90	231	1,302	17.7
	Demolition	-18	-37		-55	--	--	--	--	-55	
	Net Change	511	81	424	1,016	98	43	90	231	1,247	
Work Completed (Stages 6&7)	Construction	69	135	--	204	428	126	242	796	1,000	79.6
	Demolition	-28	-40	-3	-71	--	--	--	--	-71	
	Net Change	41	95	-3	133	428	126	242	796	929	
1981 Completions	Construction	70	255	42	367	178	115	95	388	755	51.4
	Demolition	-24	-84	--	-108	--	--	--	--	-108	
	Net Change	46	171	42	259	178	115	95	388	647	
1980 Completions	Construction	63	66	15	144	457	63	93	613	757	81.0
	Demolition	-10	-34	--	-44	--	--	--	--	-44	
	Net Change	53	32	15	100	457	63	93	613	713	
1979 Completions	Construction	779	225	343	1,347	1,217	240	118	1,575	2,922	53.9
	Demolition	-30	-30	-15	-75	--	--	--	--	-75	
	Net Change	749	195	328	1,272	1,217	240	118	1,575	2,847	
1978 Completions	Construction	97	38	--	135	404	46	40	490	625	78.4
	Demolition	-14	-40	--	-54	--	--	--	--	-54	
	Net Change	83	-2	--	81	404	46	40	490	571	
1977 Completions	Construction	83	66	10	159	279	22	1	302	461	65.5
	Demolition	--	-37	--	-37	--	--	--	--	-37	
	Net Change	83	29	10	122	279	22	1	302	424	
1976 Completions	Construction	3	44	--	47	--	--	--	--	47	--
	Demolition	--	-21	--	-21	--	--	--	--	-21	
	Net Change	3	23	--	26	--	--	--	--	26	
Cumulative Achievement to Date (Completions and Stages 2, 4 & 5)	Construction	1,861	1,013	2,153	5,027	3,073	689	679	4,441	9,468	46.9
	Demolition	-135	-353	-18	-506	--	--	--	--	-506	
	Net Change	1,726	660	2,135	4,521	3,073	689	679	4,441	8,962	

* S.F.C. - Suitable for Children

APPENDIX 2.3 - STATUS OF RESIDENTIAL DEVELOPMENT - OUTER CITY (as of January 1, 1983)

Stage	Activity	PRIVATE				ASSISTED				Grand Totals	% Assisted of Grand Total
		Non-Family	Family S.F.C.*	Family Other	Total Private	Non-Family	Family *S.F.C.	Family Other	Total Assisted		
Applications Not Approved (Stages 1&3)	Construction	382	213	261	856	1,317	58	463	1,838	2,694	68.2
	Demolition	-138	-25	-75	-238	--	--	--	--	-238	
	Net Change	244	188	186	618	1,317	58	463	1,838	2,456	
Approvals (Stages 2&4)	Construction	454	227	698	1,379	724	--	34	758	2,137	35.5
	Demolition	-71	-102	-10	-183	--	--	--	--	-183	
	Net Change	383	125	688	1,196	724	--	34	758	1,954	
Under Construction (Stage 5)	Construction	132	166	68	366	477	148	8	633	999	63.4
	Demolition	-102	-81	-3	-186	--	--	--	--	-186	
	Net Change	30	85	65	180	477	148	8	633	813	
Work Completed (Stages 6&7)	Construction	65	382	67	514	343	72	48	463	977	47.4
	Demolition	-42	-122	-91	-255	--	--	--	--	-255	
	Net Change	23	260	-24	259	343	72	48	463	722	
1981 Completions	Construction	72	430	148	650	230	--	6	236	886	26.6
	Demolition	-38	-155	-25	-218	-13	--	--	-13	-231	
	Net Change	34	275	123	432	217	--	6	223	655	
1980 Completions	Construction	60	361	92	513	617	170	41	828	1,341	61.7
	Demolition	-86	-88	-10	-184	--	--	--	--	-184	
	Net Change	-26	273	82	329	617	170	41	828	1,157	
1979 Completions	Construction	205	594	516	1,315	570	135	46	751	2,066	36.3
	Demolition	-78	-161	-18	-257	--	--	--	--	-257	
	Net Change	127	433	498	1,058	570	135	46	751	1,809	
1978 Completions	Construction	468	494	92	1,054	284	93	2	379	1,433	26.4
	Demolition	-106	-99	-76	-281	--	--	--	--	-281	
	Net Change	362	395	16	773	284	93	2	379	1,152	
1977 Completions	Construction	332	184	280	796	47	--	20	67	863	7.8
	Demolition	-60	-102	--	-162	--	--	--	--	-162	
	Net Change	272	82	280	634	47	--	20	67	701	
1976 Completions	Construction	239	248	42	529	64	31	--	95	624	15.2
	Demolition	-8	-84	--	-92	--	--	--	--	-92	
	Net Change	231	164	42	437	64	31	--	95	532	
Cumulative Achievement to Date (Completions and Stages 2, 4 & 5)	Construction	2,027	3,086	2,003	7,116	3,356	649	205	4,210	11,326	37.2
	Demolition	-591	-994	-233	-1,818	-13	--	--	-13	-1,831	
	Net Change	1,436	2,092	1,770	5,298	3,343	649	205	4,197	9,495	

* S.F.C. - Suitable for Children

APPENDIX 2.4

RESIDENTIAL DEVELOPMENT 1976-1982 IN THE CITY OF TORONTO

Policy Area	Stage	PRIVATE UNITS					ASSISTED UNITS					PRIVATE AND ASSISTED COMBINED				
		Non-Family	Suitable for Children			Total	Non-Family	Suitable for Children			Total	Non-Family	Suitable for Children			Total
			Yes	No	?			Yes	No	?			Yes	No	?	
Central Core	Approved	1,414	38	1,640		3,092	260	12			272	1,674	50	1,640		3,364
	Under Construction	175	24	641		840	368		262		630	543	24	903		1,470
	Completed 1982	585	35	1,361		1,981	77	5			82	662	40	1,361		2,063
	Completed 1981	161	42	332		535						161	42	332		535
	Completed 1980	239	30	371		640	184	12	40		236	423	42	411		876
	Completed 1979	1,282	26	618		1,926	25				25	1,307	26	618		1,951
	Completed 1978	473	44	292		809						473	44	292		809
	Completed 1977		3			3							3			3
	Completed 1976		2			2							2			2
Residual Central Area	Approved	168	66	1,319		1,553	12	34			46	180	100	1,319		1,599
	Under Construction	529	118	624		1,071	98	43	90		231	627	161	514		1,302
	Completed 1982	69	135			204	428	126	242		796	497	261	242		1,000
	Completed 1981	78	255	42		367	178	115	95		388	248	370	137		755
	Completed 1980	63	66		15	144	457	63	93		613	520	129	93	15	757
	Completed 1979	779	225	312	31	1,347	1,217	240	89	29	1,575	1,996	465	401	60	2,922
	Completed 1978	97	38			135	404	46	40		490	501	84	40		625
	Completed 1977	83	66	10		159	279	22	1		302	362	88	11		461
	Completed 1976	3	44			47						3	44			47
Central Area Totals	Approved	1,582	104	2,959		4,645	272	46			318	1,854	150	2,959		4,963
	Under Construction	704	142	1,065		1,911	466	43	352		861	1,170	185	1,417		2,772
	Completed 1982	654	710	1,361		2,185	505	131	242		878	1,159	301	1,603		3,063
	Completed 1981	231	297	374		902	178	115	95		388	409	412	469		1,290
	Completed 1980	302	96	371	15	784	641	75	133		849	943	171	504	15	1,633
	Completed 1979	2,061	251	930	31	3,273	1,242	240	89	29	1,600	3,303	491	1,019	60	4,873
	Completed 1978	570	82	292		944	404	46	40		490	974	128	332		1,434
	Completed 1977	83	69	10		162	279	22	1		302	362	91	11		464
	Completed 1976	3	46			49						3	46			49
Outer City	Approved	454	227	698		1,379	724		34		758	1,178	227	732		2,137
	Under Construction	132	166	68		366	477	148	8		633	609	314	76		999
	Completed 1982	65	382	67		514	343	72	48		463	408	454	115		977
	Completed 1981	72	430	148		650	230		6		236	302	430	154		886
	Completed 1980	60	361	57	35	513	617	170	41		828	677	531	98	35	1,341
	Completed 1979	205	596	342	176	1,315	570	135	46		751	775	729	388	174	2,066
	Completed 1978	468	496	92		1,056	284	93	2		379	752	587	94		1,433
	Completed 1977	332	184	280		796	47		20		67	379	184	300		863
	Completed 1976	239	248	42		529	64	31			95	303	279	42		624
City Totals	Approved	2,036	331	3,657		6,024	996	46	34		1,076	3,032	377	3,691		7,100
	Under Construction	836	308	1,133		2,277	943	191	340		1,494	1,779	499	1,493		3,771
	Completed 1982	719	532	1,428		2,699	848	203	290		1,341	1,567	755	1,718		4,040
	Completed 1981	303	727	522		1,552	408	115	101		624	711	842	623		2 176
	Completed 1980	362	457	428	50	1,297	1,250	245	174		1,677	1,620	702	602	50	2,974
	Completed 1979	2,266	845	1,272	205	4,588	1,812	375	135	29	2,351	4,078	1,220	1,407	234	6,939
	Completed 1978	1,038	576	384		1,998	688	139	42		869	1,726	715	426		2,867
	Completed 1977	415	253	290		958	326	22	21		369	741	275	311		1,327
	Completed 1976	242	294	42		578	64	31			95	306	325	42		673

PRICES AND RENTS - INFORMATION SOURCES

The volume of annual sales and sale prices are obtained from TEELA, a private company which publishes a digest of sales for major cities across the country. Figures presented for 1981 sales, by way of comparison with 1982, are slightly different from those presented in last year's City Monitor Report. This is due to the registration of some 1981 sales in early 1982.

The volume of new sales cannot be strictly interpreted as the volume of new construction because of some definition variations between the data coded on the TEELA file and the City Monitor statistics. Often a transaction coded as 'new sale' on the TEELA file will actually be the resale of an older property. This discrepancy exists in some cases where the vendor of such a property is a corporation. Still, for the purposes of this report, the TEELA 'new sale' data are useful for comparative purposes, particularly since many of the 'corporate resales' in question involve the renovation of vacant units. The 'new sale' data have also been adjusted to eliminate extremely low sale values which could not possibly have pertained to new construction.

Rents for private housing are collected through field surveys conducted by Planning and Development Department staff between October and December.

Rents for older, vacant housing within the existing stock are collected by Canada Mortgage and Housing Corporation as part of their semi-annual vacancy survey.

The City of Toronto Housing Department provides information on the rents of assisted housing.

APPENDIX 3.2 - NEW DWELLING UNITS COMPLETED OR READY FOR OCCUPANCY, 1976-1982

	Rental Units						Condominium						Other Units (For Sale)					
	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedrooms	Total	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedrooms	Total	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedrooms	Total
1976																		
Assisted Units	293	127	33	27	1	421	*	*	*	*	*	*	--	--	--	26**	--	26**
Private Units	1,147	158	226	4	1	1,728	*	*	*	*	*	*	--	3	17	122	14	156
Total	1,250	285	259	31	2	2,149	*	*	*	*	*	*	--	3	17	148	14	182
1977																		
Assisted Units	263	62	47	23	4	379	--	--	--	--	--	--	--	--	--	--	--	--
Private Units	468	131	278	10	--	987	3	9	188	71	6	1,271	--	10	26	126	20	192
Total	731	193	325	33	4	1,366	3	9	188	71	6	271	--	10	26	126	20	192
1978																		
Assisted Units	334	233	136	80	26	862	--	--	--	--	--	--	--	--	78**	31**	2**	112
Private Units	281	708	179	104	33	1,303	--	17	256	222	--	695	--	--	16	178	20	230
Total	615	941	314	190	61	2,165	--	17	256	232	--	695	--	--	97	213	22	332
1979																		
Assisted Units	382	395	272	180	36	1,270	--	--	--	--	--	--	--	--	--	--	--	--
Private Units	823	645	365	207	--	1,840	100	187	382	241	--	1,110	--	10	29	107	21	167
Total	1,205	1,240	642	387	36	3,310	100	187	382	241	--	1,110	--	10	29	107	21	167
1980																		
Assisted Units	788	585	268	97	15	1,573	--	--	--	--	--	--	--	--	--	--	--	--
Private Units	159	213	221	94	5	694	2	113	282	98	1	676	--	--	30	236	23	385
Total	867	798	489	191	20	2,267	2	113	282	98	1	676	--	--	34	236	23	369
1981																		
Assisted Units	105	230	96	84	12	532	--	--	--	--	--	--	--	--	--	--	--	--
Private Units	--	18	37	3	1	69	--	156	822	50	--	1,048	--	23	77	476	42	618
Total	105	252	133	87	13	581	--	156	822	50	--	1,048	--	23	77	476	42	618
1982																		
Assisted Units	164	585	483	122	2	1,376	--	--	--	--	--	--	--	--	--	--	--	--
Private Units	--	23	150	32	--	183	11	198	993	89	2	1,055	--	6	28	310	43	385
Total	164	608	333	154	2	1,559	11	198	993	89	2	1,055	--	6	28	310	43	385

Source: City of Toronto Planning and Development Department Annual Surveys, 1976-1982

* Not Available
** ARHP - Assisted Home Ownership Program

APPENDIX 3.3 - COMPARISON OF RENTS AND VACANCY RATES BY UNIT SIZE, BY POLICY AREA

	CENTRAL AREA							OUTER CITY							
	New Units*			Older Units**				New Units*			Older Units**				
Unit Size	Sample Size	Range of Rents	Average Rent	Sample Size	Range of Rents	Average Rent	Vacancy Rate	Sample Size	Range of Rents	Average Rent	Sample Size	Range of Rents	Average Rent	Vacancy Rate	City Wide Vacancy Rate
Bachelor	--	--	--	5,027	150-750	334	1.3	--	--	--	4,238	140-750	289	1.4	1.2
1-Bedroom	14	600-900	686	10,476	200-750	403	0.5	9	425-500	467	15,954	200-750	346	0.4	0.4
2-Bedroom	89	850-1,500	1,197	4,215	250-750	512	0.8	39	595-795	755	6,955	140-750	431	0.5	0.5
3-Bedroom	10	935-975	951	486	350-750	682	2.2	22	650	650	826	140-750	508	0.7	1.0
4-Bed	--	--	--												
TOTAL	113			20,204			0.8	70			27,973			0.6	0.6

* City of Terrace Planning and Development Department Survey, December 1982.

** CMHC Rental Apartment Vacancy Survey, October 1982.
Sample taken from total universe of apartment structures with 6 units or more.

APPENDIX 3.4 - SUMMARY OF NEWLY CONSTRUCTED PUBLICLY FUNDED DWELLING UNITS AVAILABLE FOR OCCUPANCY IN THE CITY OF TORONTO, 1982*

Project	Developer	Total # of Units	Dwelling Type	Number of Units By Bedroom Size	Rent Per Month	Comments
178 The Esplanade	CTHPHC	281 23	Apartments Townhouses	29 Bachelors 125 1-Bedroom 125 2-Bedroom 2 3-Bedroom Apartments 23 3-Bedroom Townhouses	322 380 495 595 597	25% Rent Supplemented Includes Gas
15 Bradding Ave.	CTHPHC	276 7	Apartments Townhouses	98 Bachelors 82 1-Bedroom 91 2-Bedroom 10 3-Bedroom	310 371 500 600	25% Rent Supplemented
61 Wales Ave.	CTHPHC	30	Stacked Townhouses	7 Bachelors 8 1-Bedroom 15 3-Bedroom	314 359 514	25% Rent Supplemented
2 Lambert Lodge Ave. (Lambert Court)	CTHPHC	72 24	Apartments Stacked Townhouses	32 1-Bedroom 37 2-Bedroom Apartments 16 2-Bedroom Townhouses 3 3-Bedroom Apartments 8 3-Bedroom Townhouses	377 470 425 542 502	25% Rent Supplemented Plus Utilities Plus Utilities
550 Ontario St.	Hugh Garner Co-operative	181	Apartments	78 1-Bedroom 56 2-Bedroom 46 3-Bedroom 1 4-Bedroom	355 410 490 550	25% Rent Supplemented
33 Baba Place	Heritage Co-operative Place Saint-Laurent	155	Apartments	80 1-Bedroom 55 2-Bedroom	399 451	25% Rent Supplemented
78 Lambert Lodge Ave.	Constance Hamilton Women's Co-operative	51	Stacked Townhouses	10 1-Bedroom 16 2-Bedroom 4 3-Bedroom 1 10-Bedroom (Group Home)	375 525 570 1,320	25% Rent Supplemented
707 St. Clair Ave. West	St. Matthew Brocondale House NTHC	149	Apartments	30 Bachelors 100 1-Bedroom 7 2-Bedroom 12 1-Bedroom (Group Home)	371 338 385) 498)	Senior Citizen Housing Rent Subsidy Family Units Rent Subsidy
877 Yonge St.		78	Apartments	78 1-Bedroom	648	Senior Citizen Housing Rent Subsidy
		230	Rooms	230 Rooms	618	Includes three meals per day

Source: * City of Toronto Housing Department, December 1982 and City of Toronto Planning and Development Department Survey, December 1982